

Use Code 141

**Prospectus for Campground and
Related Granger-Thye Concessions
Los Padres National Forest**

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



April 2016

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- Appendix 18: National Quality Standards for Recreation Site Management (formerly Meaningful Measures)

Pertinent Materials (Available Upon Request)

- “Cleaning Recreation Sites” (USDA-Forest Service)
- “In Depth Design and Maintenance Manual for Vault Toilets” (USDA-Forest Service)

I. Business Opportunity

A. Introduction

The Los Padres National Forest is soliciting applications from qualified applicants for a campground 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 all recreation facilities.

The authorized officer for this business opportunity is the Forest Supervisor for the Los Padres National Forest, 6750 Navigator Way, Ste. 150, Goleta, CA 93117

Applications must be received by close of business **(4:30 p.m.) on June 15, 2016. Four (4) copies** of the complete application package shall be submitted. In addition, **two (2) copies** of the **Business Plan** shall be submitted as separate documents.

Important considerations are the travel patterns, visitation numbers and occupancies, length of season, revenue, cost of operations and ancillary income opportunities. Applicants are encouraged to research all aspects of this business opportunity that may affect their application and the outcome of this process. Providing customer service and generating revenue are critical parts of this opportunity.

Additional information regarding the submittal of applications and the process of evaluating applications is presented in Chapter IV (Application) beginning on page 70.

The permit will include the following developed sites:

Mandatory Sites

Monterey Ranger District

1. Arroyo Seco Recreation Area
 - a. Arroyo Seco Family Campground
 - b. Arroyo Seco Group Campground
 - c. Arroyo Seco Day Use Area
2. Bottcher's Gap Campground
3. Kirk Creek Campground
4. Nacimiento Campground
5. Plaskett Creek Family and Group Campground
6. Ponderosa Campground
7. Mill Creek Day Use Area
8. Pfeiffer Beach Day Use Area
9. Sand Dollar Day Use Area
10. Willow Creek Day Use Area

Santa Lucia Ranger District

1. Cerro Alto Campground
2. Davy Brown Campground*

3. Figueroa Campground*
4. Nira Campground*

Santa Barbara Ranger District

1. Lower Santa Ynez Recreation Area
 - a. Fremont Campground
 - b. Los Prietos Campground
 - c. Paradise Campground
 - d. Sage Hill Group Campground
 - e. Upper Oso Campground
 - f. Falls Day Use Area
 - g. First Crossing Day Use Area
 - h. Live Oak Day Use Area
 - i. Lower Oso Day Use Area
 - j. Red Rock Day Use Area
 - k. Sandstone Day Use Area
 - l. White Rock Day Use Area
 - m. Red Rock Trailhead

Ojai Ranger District

1. Wheeler Gorge Recreation Area
 - a. Holiday Group Campground
 - b. Wheeler Gorge Campground

Mt. Pinos Ranger District

1. Ballinger Campground*
2. McGill Family & Group Campground
3. Mt. Pinos Campground
4. Reyes Creek Campground*

Optional Sites

The permit may include the following developed sites. These sites are included as optional bid items; applicants may choose to include these or not. Consideration will be given in the evaluation if these sites are included in the applicant's package.

Monterey Ranger District

1. Chews Ridge Recreation Area
 - a. China Camp Campground*
 - b. White Oaks Campground*
2. Indians Recreation Area
 - a. Escondido Campground*
 - b. Memorial Park Campground*

Santa Lucia Ranger District

1. La Panza Campground*
2. Navajo Flat Campground/OHV Staging Area*
3. Turkey Flat OHV Staging Area/Day Use*

Ojai Ranger District

1. Pine Mountain Recreation Area
 - a. Pine Mountain Campground*
 - b. Reyes Peak Campground*
2. Rose Valley Recreation Area
 - a. Middle Lion Campground*
 - b. Rose Valley Campground*

Mt. Pinos Ranger District

1. Campo Alto Campground*
2. Chuchupate Campground*

**Sites have not been operated by a concessionaire before; they have been and are currently operated by the Forest Service. Historically, no fees have been charged at these facilities; however visitors have been required to have an Adventure Pass to stay at the facilities except for the following four sites on the Monterey Ranger District: China Camp, Escondido Campground, Memorial Campground and White Oaks Campground. These four sites have not charged fees nor required an Adventure Pass.*

In the past, the majority of the sites included in this prospectus were managed under six separate permits. Permits #1 and #2 include the Monterey District, with one for the Big Sur coast (expired 3/31/16) and the second for the inland area (expired 12/31/15). Permit #3 includes sites on the Santa Lucia District (expired 3/31/16); Permit #4 includes sites on the Santa Barbara District (expires 10/31/16); Permit #5 includes sites on the Ojai District (expires 10/31/16) and Permit #6 includes sites on the Mt. Pinos District (expired 12/31/15).

Over the past three years, these concessions have generated the following gross revenues (including camp fees, firewood sales, extra vehicle fees, etc.) The revenue numbers below do not include sales of Adventure Passes or revenue for the sites that have been previously operated by the Forest Service.

Gross Revenue

Year	Monterey RD Permit #1	Monterey RD Permit #2	Santa Lucia RD Permit #3	Santa Barbara RD Permit #4	Ojai RD Permit #5	Mt. Pinos RD Permit #6
2012	\$599,509	\$220,582	\$45,258	\$292,044	\$127,101	\$33,387
2013	\$844,549	\$202,918	\$42,316	\$207,192	\$132,962	\$28,059
2014	\$906,401	\$198,356*	\$51,119	\$212,132	\$138,344	\$30,570

* Revenue based on 14 months

B. Area Description

Los Padres National Forest encompasses approximately 1.75 million acres of central California's scenic Coast and Transverse Ranges. The forest stretches almost 220 miles from north to south and consists of two separate land divisions. The northern division is within Monterey County and northern San Luis Obispo County and includes the beautiful Big Sur Coast and scenic interior areas. The northern division includes all the sites on the Monterey Ranger District. The central division of the forest includes lands within San Luis Obispo, Santa Barbara, Ventura and Kern counties and includes all the sites for the remaining four ranger districts.

Recreation sites being offered in the prospectus are campgrounds, day use/picnic areas and trailheads. These recreation sites are distributed along State Highways and Forest development roads, both paved and dirt. The elevations for these sites range from sea level to over 8,000 feet. The major recreation activities on the forest are driving for pleasure, camping, picnicking, fishing, horse-back riding, hiking, OHV riding, viewing wildlife, hunting and water-based recreation activities.

The major season of use is May 15 through October 31, although some facilities are operated year-round. Winter storms and landslides have been known to close road systems leading to facilities offered in this prospectus, thereby reducing public access to these sites for up to six months at a time.

Due to the on-going drought in California, creeks and lakes are at all-time low levels. Visitation to water based facilities may be reduced for the duration of the drought.

C. Description of Developed Recreation Sites and Facilities

The following is a description of each developed recreation site included in this prospectus (see Appendix 1 of the prospectus for facility maps).

Monterey Ranger District

Arroyo Seco Recreation Area

The Arroyo Seco Recreation Area is located approximately 20 miles west of Greenfield, CA off of US Highway 101 in Monterey County. To get there, take Arroyo Seco Road, a paved road, off of US Highway 101 and travel west. The road ends at the campground.

The area is made up of steep, rugged terrain with chaparral and a mixture of oak and sycamore trees. The campground sits at approximately 900 feet elevation.

The main attractions in the area are the Arroyo Seco River which runs past the campground, Abbott Lakes, and Ventana Wilderness. Abbott Lakes is not open to swimming, but is a popular fishing area, with largemouth bass and blue gill. Just southwest of the recreation area is an area along the river known as the Gorge. This is a very popular area, offering dispersed recreation in a deep canyon gorge with the river running through it.

The Forest Service has a cooperative agreement with the Monterey County Sheriff's Office for the provision of law enforcement services. In addition, the California Highway Patrol actively assists in the Arroyo Seco Recreation Area with law enforcement services within their mission of highway safety. When conditions such as traffic congestion occur in the Arroyo Seco Recreation Area that may affect safe driving conditions or impede the access of emergency and law enforcement vehicles, the Sheriff's Department, Highway Patrol, or Forest Service may set up temporary road closures.

Applicants are encouraged to read and understand Appendix 7 and enter into agreements with the appropriate law enforcement agency(s) for additional law enforcement support for visitor compliance at high use recreation sites. This support would be beyond that needed for routine visitor compliance needs normally met by campground hosts and managers. The applicant would provide funding for additional law enforcement support from either the local county sheriff offices, California State Parks, California Highway Patrol, or the Forest Service. This agreement would increase law enforcement assistance to the concessionaire during holidays and high use periods.

Drinking water is provided. See further information in Section I. F. Utilities and Waste Management. Both the family campground and the group site have sites that are available for reservations through the National Recreation Reservation Service (NRRS). The recreation area is open year round.

A full time caretaker-manager will be required at this location to oversee all operations. Sites #1, #2 and #6 in the Forest Service Administrative site are for use by the concessionaire for staff. The host site offers electricity, water and sewer. A propane tank is available for use, but the concessionaire will need to supply the propane.

This recreation area includes the family campground, group site and day use area.

Arroyo Seco Family Campground

The campground has 47 sites of which 33 are modern and 14 are primitive.

In the modern camping area each site includes a picnic table, fire ring and a pedestal grill. There are 30 paved parking spurs. Three of the sites are walk-in sites; nine of the sites are double sites. There are two flush toilet buildings with four toilets and two showers per building.

In the primitive camping area each site includes a picnic table, fire ring, and pedestal grill. All sites are designated for tents only. There is one double site. There are two vault toilet buildings each with two seats for a total of four seats.

Arroyo Seco Group Campground

The group campground is located between Upper and Lower Abbott Lakes. It has one group site that can accommodate up to 50 people and 10 vehicles. The site has four picnic tables, two food preparation tables, two large barbeque grills and one fire ring.

There is one large parking area with a gravel surface. There are two vault toilet buildings with two seats each, for a total of four seats.

Arroyo Seco Day Use Area

The Arroyo Seco Day Use Area has a capacity limit that is currently set at 105 single cars. Amenities include picnic tables, fire rings and pedestal grills and three large shade structures near the river.

There are two flush toilet buildings with a total of 11 seats. Drinking water is provided by a well which serves the family campground, group site and the day use area, along with the Forest Service facilities.

It is highly recommended, for smooth operations, to staff the kiosk at a minimum on weekends from November to April.

Prospective bidders are encouraged to develop proposals demonstrating management and fee collection opportunities for managed parking, such as, an entrance station. Any on-site hosts should be able to speak Spanish as well as English to maximize opportunities for providing users with information about area attractions, as well as regulations.

Bottcher's Gap Campground

Bottcher's Gap Campground is located approximately 19 miles south of Carmel in Monterey County. To get there, take Palo Colorado Road (18S05) east off Highway 1 and follow it to the end of the road.

The campground has 12 sites, each with a picnic table, fire ring and pedestal grill. There is one two-seat vault toilet building.

There is no water available at this site. There is one centralized, paved parking area that is used for the campsites and day use parking.

A full time caretaker-manager will be required at this campground from Memorial Day weekend through Labor Day weekend. One camp site is available for concessionaire use with water and a propane tank although propane is not provided. This campground is currently operated with a host year-round.

Kirk Creek Campground

Kirk Creek Campground is located in Monterey County approximately 35 miles south of the community of Big Sur. This ocean side campground is located just off Highway 1 and approximately 5 miles north of Plaskett Creek Campground. The campground is located on a bluff overlooking the Pacific Ocean, at an elevation of about 100 feet. It offers fantastic views of the Big Sur coastline. Campsites are spacious, open and grassy. Each site has a view of the ocean, where sunsets are outstanding.

This campground has 34 sites, 32 are single sites, one is a double site and one accommodates two bicycle/hiker groups. The northern end of the campground was recently extended to include an additional five sites for walk-in and bike camping. Each site has a picnic table, fire ring and pedestal grill. There are 32 paved parking spurs suitable for car and trailer.

There is no water available at the campground. There are two double-seat vault toilet buildings for a total of four seats.

A full time caretaker-manager will be required at this campground. One camp site is available for concessionaire use with water, propane tank and septic hookups. Concessionaire will need to provide propane.

Some sites are available through NRRS.

Nacimiento Campground

Nacimiento Campground is located in Monterey County, approximately 11 miles east of Highway 1 on the Nacimiento-Ferguson Road. Surrounding vegetation is oak woodland and a small creek runs nearby.

This campground has eight sites each with a picnic table, fire ring and pedestal grill. Each site also a gravel parking spur. There are two single-seat vault toilet buildings.

There is no water at this campground. It is open year-round.

Plaskett Creek Family and Group Campground

Plaskett Creek Campground is located on Highway 1, approximately 40 miles south of Monterey and 30 miles north of San Simeon in Monterey County. The campground has a park-like setting, under a scattered canopy of mature Monterey pine and cypress trees. Cedar trees provide a fragrant aroma. All sites are grassy. Plaskett Creek Campground is just a short distance from Sand Dollar Beach, one of the largest and most popular beaches in central California.

The campground has 44 sites each with a picnic table, fire ring and pedestal grill. Two of the sites are designated for bicycle/hiker use and one site is a double site. There are three group sites that can accommodate up to 40 people and 10 vehicles each. Group sites are equipped with picnic tables, barbecues and pedestal grills. Each group site has a centralized paved parking area.

Two flush toilet buildings are provided, each with two seats, for a total of four seats. In the group sites, there are two vault toilet buildings with two seats each, for a total of four seats.

Drinking water is provided. See further information in Section I. F. Utilities and Waste Management.

The campground is operated year-round. Some sites are available through the NRRS. Concessionaire may use the group sites as individual sites when not reserved for a group.

A full time caretaker-manager will be required at this campground. One camp site is available for concessionaire use with water, propane tank and sewage hookups. Concessionaire will need to provide propane. In addition, the concessionaire may use campsites #1 through #5 as employee housing with site #9 identified as the host site.

Ponderosa Campground

Ponderosa Campground is located in Monterey County, approximately 13 miles east of Highway 1 on Nacimiento-Fergusson Road. The campground is located along a mountain stream under a canopy of pine and oak trees.

The campground has 22 family sites each with a picnic table, fire ring and pedestal grill. There are 22 parking spurs that are a mix of paved and gravel surface.

There are four vault toilet buildings each with two seats for a total of eight seats.

Drinking water is provided by a 10,000 gallon well and transmission lines.

This campground is operated year-round. The upper loop (Sites #6 through #23) may be closed during the winter season. Some sites are available through the NRRS.

A full time caretaker-manager will be required at Ponderosa Campground from Memorial Day weekend through Labor Day weekend. Camp site #3 is available for concessionaire use. Water and septic hookups are available.

Mill Creek Day Use Area

Mill Creek Day Use Area is located in Monterey County approximately 36 miles south of Big Sur and 37 miles north of San Simeon along Highway 1. The day use area is situated on a plateau overlooking the Pacific Ocean and provides beach access.

The site has two picnic tables and two pedestal grills. There are six single car paved spurs. The site includes two single-seat vault toilet buildings. Water is not available at this site.

The site is operated year-round. This is a day use site, no over-night use is allowed. There is no fee charged at this site.

Pfeiffer Beach Day Use Area

Pfeiffer Beach Day Use Area is in Monterey County, near Big Sur and is located at the end of Sycamore Canyon Road, approximately two miles west of Highway 1.

This site has a capacity limit of 75 vehicles. There is one vault toilet building with four seats. No water is available. There is a kiosk building used for controlling access to the site.

The site is operated year-round and the operating hours are from sunrise to sunset. This is a day use area, no over-night use is allowed. A daily fee is charged at this site.

This site is very popular, reaching or exceeding capacity on most days during the busy season. The busy season, dependent upon weather, runs from early spring, March 15 through late fall, October 15 of each year. Pfeiffer Beach and Sycamore Canyon Road have been experiencing unprecedented levels of visitation, creating periodic traffic gridlock at the Highway 1/Sycamore Canyon Road intersection and along Sycamore Canyon Road. To operate the Pfeiffer Beach Day Use Area smoothly during the busy season, a minimum of four staff will be needed during peak times, which includes most weekends and all holiday periods, as well as a majority of the weeks during the busy season as outlined above.

The operation at peak times will consist of two staff who will collect fees and monitor the parking area, with the other two staff working the turn-around lane at the top of Sycamore Canyon Road. As the lot nears capacity, leaving approximately 20 available parking spots, the staff at the top of the road will control the flow of traffic, turning around all vehicles until there are a reasonable number of parking spaces available to accommodate more visitors. Also at this time, the staff at the top of Sycamore Canyon Road will open the *Pfeiffer Beach Closed* storybook signs located along Highway 1. No more than five vehicles will be backed up at the kiosk at one time. Staff at the top of the road will be in immediate communication with those operating the kiosk. Communication (radio, satellite phone, internet phone, etc.) between the kiosk and the turn-around lane at the top of Sycamore Canyon Road near Highway 1 will be the responsibility of the concessionaire, as will be the dissemination of up-to-date traffic conditions information to the visitor center at the nearby multi-agency facility.

During certain holiday periods (Easter Break, Memorial Day weekend, July 4th, Independence Day weekend, Labor Day weekend, Thanksgiving, December holiday period) electronic changeable message signs (CMS) will be utilized in lieu of the storybook signs and will be the sole responsibility of the permittee to acquire and implement, including all required permits from Caltrans.

Applicants are encouraged to read and understand Appendix 7 and enter into agreements with the appropriate law enforcement agency(s) for additional law enforcement support for visitor compliance at high use recreation sites. This support would be beyond that needed for routine visitor compliance needs normally met by campground hosts and managers. The applicant would provide funding for additional law enforcement support from either the local county sheriff offices, California State Parks, California Highway Patrol, or the Forest Service. This agreement would increase law enforcement assistance to the concessionaire during holidays and high use periods.

It is anticipated that the current storybook signs will be replaced by permanent CMS's before the new permit is issued. Maintenance and/or replacement of these signs will be the responsibility of the permittee (e.g. theft, damage, wear, vandalism).

There are no permitted weddings or film activities during the busy season from March 15 to October 15 of each year.

Pfeiffer Beach Day Use Area Access Management

Plan and install infrastructure and establish procedures necessary to successfully operate this facility as a day use site:

- Daily gate management to enforce operating periods (sunrise to sunset) and deter overnight camping and use of facility outside of designated operating hours along with associated illegal campfire use.
- Installation of tire rippers or spikes on the exit lane to allow exit but not entry when the gate is closed after hours.

Identify and install signage consistent with these management objectives.

Examples include;

- Facility operating hours (sunrise to sunset).
- No Parking
- Do Not Block Gate
- Tow Away Zone

Visitor/Traffic Volume Management

Applicants are requested to provide management actions and/or proposals to more effectively manage the increasing visitor volume and associate traffic issues. Examples include, but are not limited to;

- A permit system, where reservations are needed to access Pfeiffer Beach.
- A shuttle system, whereby visitors park offsite and are shuttled to Pfeiffer Beach.
- Funding of additional agency law enforcement support to manage traffic during peak visitor use periods and to assist in recreation site management.

Sand Dollar Day Use Area

Sand Dollar Day Use Area is located in Monterey County approximately 40 miles south of Big Sur, and 35 miles north of San Simeon along Highway 1. This day use area provides access to Sand Dollar Beach, one of the largest and most popular beaches in central California.

The site has a capacity limit of 45 vehicles. There are picnic tables and pedestal grills available. There is one vault toilet building with two seats. No water is available.

The site is operated year-round. This is a day use site, no over-night use is allowed. A daily fee is charged at this site.

Willow Creek Day Use Area

Willow Creek Day Use Area is located in Monterey County approximately 45 miles south of Big Sur, and 30 miles north of San Simeon along Highway 1. This site offers beautiful ocean views.

This site has capacity for approximately 12 vehicles. There is one picnic table and one fire ring. There are two single-seat vault toilet buildings. No water is available.

The site is operated year-round. This is a day use site, no over-night use is allowed. There is no fee charged at this site.

Santa Lucia Ranger District

Cerro Alto Campground

Cerro Alto Campground is located in San Luis Obispo County, approximately eight miles east of Morro Bay, CA on State Highway 41. The campground sits at 1,000 feet elevation in a verdant canyon astride a seasonal creek. Visitors have easy access to stores, beaches, and ocean fishing in Morro Bay. Highway 41 is a main access route for travelers and visitors from the Central Valley to access the Central Coast.

Most visitor use occurs from June 15 to Labor Day. Visitors enjoy camping, hiking, mountain biking and horseback riding opportunities. Cerro Alto Peak (2,624') is a prime destination with its 360° view encompassing the Central California Coast and Inland Valley. The Cerro Alto Trail, which leads to the peak, begins within the campground. Trailhead parking for the Cerro Alto Trail is available in front of the campground and behind the campground. The parking areas are also used for overflow parking for self-contained vehicles. The concessionaire is expected to take care of the trailhead.

The campground has 22 single family camping units equipped with picnic tables and fire rings with grills. Twelve of these sites are handicapped accessible. Fourteen sites have paved parking spurs large enough for vehicle or RV parking, while eight sites are walk-in sites with a central parking area.

The interior campground roads and parking spurs are paved, although the road is narrow, winding and single lane with turnouts.

Drinking water is provided. See further information in Section I. F. Utilities and Waste Management.

There are five accessible, single-seat vault toilets (CXT). There is an amphitheater that seats approximately 40 people within the campground. There are no RV hookups.

There is a 408 square foot cabin that is used as a host site. It is equipped with storage, phone hookups, electricity, septic system, and water. At a minimum, the Forest Service will expect the permit holder to operate all sites year-round at Cerro Alto Campground, with a campground host on site.

A trash dumpster is located in the campground for garbage collection and disposal. In addition, there are five small trash cans that are spread throughout the campground.

This campground has sites that are available for reservations through the NRRS.

Overnight and day use fees may be charged in the campground and in the two associated trailhead parking areas.

Davy Brown Campground

Davy Brown Campground is located 26 miles northeast of Highway 154 on Happy Canyon Road in Santa Barbara County. Access to the facility is via mostly paved roads, however Happy Canyon Road is not recommended for large motorhomes and trailers. Davy Brown Campground can also be reached by a less direct and longer route via the Figueroa Mountain Road. The closest community is Los Olivos, CA, located approximately 45 minutes southwest of the campground. The campground sits at approximately 2,100 feet elevation, in a valley with Davy Brown Creek flowing year-round through the campground. Surrounding vegetation includes chaparral with oak and pine trees. As of March 1, 2013 fishing is not allowed in Davy Brown Creek.

Most recreation use occurs in the spring and summer, but the best time to visit is spring and winter. Weekend visitors come to hike, camp, and see the famous wildflowers on Figueroa Mountain. The Davy Brown Trail begins within the campground and leads to the top of Figueroa Mountain Road. Davy Brown Campground is approximately 2 miles west of Nira Campground.

The campground has 13 sites, each with a picnic table, a fire ring with grill, and in some units, an additional pedestal grill. There is one two-seat vault toilet and one single-seat vault toilet, for a total of three seats.

The interior road and spurs are paved. There is no water available in the campground. One trash dumpster is located in the campground.

Figueroa Campground

Figueroa Campground is located approximately 13 miles northeast of Highway 154 on the Figueroa Mountain Road, within Santa Barbara County. Figueroa Mountain Road is paved although it is not recommended for large motorhomes and trailers. The road is occasionally closed in the winter due to ice and rock slides. The campground sits at approximately 3,500 feet elevation, in a forest of ponderosa pine and large manzanita.

Most recreation use occurs in the spring and summer, but the best time to visit is spring and winter. Weekend visitors come to hike, camp, and see the famous wildflowers on Figueroa Mountain.

The campground has 33 sites each with a picnic table, a fire ring with grill, and in some units, an additional pedestal grill. There are four two-seat vault toilet buildings for a total of eight seats.

There is no water available in the campground. One large trash dumpster is located at the front of the campground at the first campsite. There is an opportunity to move the dumpster and have this first campsite as the host site.

Nira Campground

Nira Campground is located 28 miles northeast of Highway 154 on Happy Canyon Road in Santa Barbara County. Access to the facility is via mostly paved roads, however Happy Canyon Road is not recommended for large motorhomes and trailers. Nira Campground can also be reached by a less direct and longer route via the Figueroa Mountain Road. The closest community is Los Olivos, CA, located approximately 45 minutes southwest of the campground. The campground sits at approximately 1,875 feet elevation, in a valley with Manzana and Davy Brown Creeks flowing year-round through the campground. Surrounding vegetation includes chaparral with oak and pine trees.

Most recreation use occurs in the spring and summer, but the best time to visit is spring and winter. Within the campground, the Upper Manzana Trailhead provides parking for users accessing the San Rafael Wilderness. The Upper Manzana Trailhead parking reaches near full capacity on weekends in spring and early summer, and exceeds capacity on holiday weekends. The concessionaire is expected to take care of the trailhead. There are 5 horse ties available in the campground as well as handicap accessible parking. Nira Campground is approximately 2 miles east of Davy Brown Campground.

The campground has 12 sites each with a picnic table, a fire ring with grill, and in some units, an additional pedestal grill. There is one, two-seat vault toilet building. The interior road and spurs are not paved. There is no water available in the campground.

One trash dumpster is located at Lower Manzana Trailhead, less than 2 miles from the campground, which campers use as they enter or exit the facility. There is an opportunity to move the dumpster within the campground.

Santa Barbara Ranger District

Lower Santa Ynez Recreation Area

The Lower Santa Ynez Recreation Area (LSYRA) is located 18 miles from Santa Barbara, CA in Santa Barbara County. Access to the area is by State Highway 154 and a paved county road. The Santa Ynez River is the longest stretch of free-flowing river in southern California, and the recreation area provides a good place to enjoy the river. The LSYRA provides a unique oak-lined river ecosystem with surrounding vegetation made up of oak woodland/mixed chaparral that sits at approximately 2,000 feet elevation.

The Los Padres National Forest Land Management Plan incorporates the Santa Ynez Plan that sets capacity limits for the LSYRA. The current established capacity for day-use is 450 vehicles per day for the area and 350 vehicles past the First Crossing river ford. Use is extremely heavy during spring and summer holidays and weekends with visitor numbers reaching the capacity of the recreation facilities on a regular basis. The capacity may be reduced when portions of the area are closed due to river flows in accordance with the District Gate Plan.

Applicants are encouraged to read and understand Appendix 7 and enter into agreements with the appropriate law enforcement agency(s) for additional law enforcement support for visitor compliance at high use recreation sites. This support would be beyond that needed for routine visitor compliance needs normally met by campground hosts and managers. The applicant would provide funding for additional law enforcement support from either the local county sheriff offices, California State Parks, California Highway Patrol, or the Forest Service. This agreement would increase law enforcement assistance to the concessionaire during holidays and high use periods.

High river flows and winter rains generally result in seasonal closure of the river crossings. During these periods, motorized vehicles are not allowed past the first river ford. Walk in, equestrian, and bicycle use is still allowed up the river and results in visitor use of the recreation facilities past the river closures. During the winter season, two campgrounds and two day use sites west of the first river crossing are normally kept open for public use.

Applicants are required to develop proposals demonstrating parking management. Any required on-site hosts should be able to speak Spanish as well as English to maximize opportunities for providing users with information about area attractions, as well as regulations.

Applicants must propose a system for collecting day use fees within the LSYRA as well as a day use fee rate. The fee collection proposal should address what type of day use fee will be utilized, the cost of the fee, as well as where and how the day use fee will be collected.

Since 2002, the Adventure Pass has been the day use pass accepted at day use sites within the LSYRA. Visitors are required to display the pass on their windshield and can move freely between day use sites within the area. An agreement with the Forest Service allows the current concessionaire to utilize and honor this pass in lieu of a separate corporate pass and is authorized to sell the Adventure Pass only within the LSYRA. The agreement to sell the Adventure Pass as the primary day pass will not be continued with the new concession permit.

Two kiosks are currently located in the LSYRA at White Rock Day-Use Area and First Crossing Day-Use Area to assist with managing use. Typically, the kiosks are staffed seven days/week, 9:00am to 6:00pm, from April to November, and three days/week (Friday, Saturday, and Sunday), 8:00am to 5:00pm, from November to April. Currently are no utilities (phone or power) at the kiosk locations.

First Crossing Kiosk

To run efficiently, it is highly recommended two to three employees staff the kiosk at the First Crossing kiosk during peak times on Saturday, Sunday and summer holidays because of the large numbers of vehicles entering the LSYRA. The concessionaire is responsible for tracking the number of vehicles past the kiosk each day. During peak holidays and weekends the visitor vehicle capacity beyond the kiosk may hit the 350 vehicle maximum. Employees at the kiosk will then inform visitors the area has reached

capacity and turn away arriving vehicles. No more than 10 vehicles can be backed up at the kiosk at one time. During peak traffic flow periods, two employees, one on each side of the crossing, are required to control vehicles traversing the river ford at first crossing. The concrete crossing is one lane wide with a turn located in the center of the river bed. Therefore, vehicles entering the crossing traffic must be controlled from both sides during peak period traffic flow to prevent traffic backing up.

Currently the Forest Service owns and provides all the garbage dumpsters in the LSYRA. The concessionaire will be responsible for any additional or replacement dumpsters. The concessionaire is responsible for providing a litter free environment within the site boundaries.

The LSYRA is a long narrow canyon with one public road for ingress and egress. In response to potential emergencies such as fires or floods, applicants must include in the proposed operating plan details for a coordinated evacuation plan with the Forest Service.

Drinking water is provided at some sites. See further information in Section I. F. Utilities and Waste Management.

The following sites are located within the Lower Santa Ynez Recreation Area.

Fremont Campground

Fremont Campground has 15 single-family camping sites each equipped with a picnic table and a fire ring with grill. There is one flush toilet building with a total of four seats. Interior roads are paved.

One camp site is available for concessionaire use. Water, electricity and phone hookups are available along with a 1,000 gallon septic tank and associated leach field at the host site.

Water is provided by the centralized Forest Service system and piped to the campground. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the campground.

An area for overflow parking is provided on the north side of Paradise Road across from the campground

Los Prietos Campground

Los Prietos Campground has 36 single-family camp sites each equipped with a picnic table, pedestal grill and fire ring. There are four flush toilet buildings; one with four seats and three with two seats each for a total of 10 seats.

One camp site is available for concessionaire use. Water, electricity and phone hookups are available along with a 1,000 gallon septic tank and associated leach field at the host site.

Water is provided by the centralized Forest Service system and piped to the campground. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the campground.

Paradise Campground

Paradise Campground has 15 camping sites, two of which are double sites. Each site has a picnic table, pedestal grill, and fire ring. There is one flush toilet building with a total of four seats.

One camp site is available for concessionaire use. Water, electricity and phone hookups are available along with a 1000 gallon septic tank and associated leach field at the host site.

Water is provided by the centralized Forest Service system and piped to the campground. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the campground.

The campground has an overflow area containing 10 wood picnic tables, 10 fire rings and one group BBQ, which the Forest Service reserves the rights to use for administrative purposes or functions after appropriate coordination with the concessionaire.

Sage Hill Group Campground

Sage Hill Group Campground has four group sites that can accommodate up to 50 people each. There is an additional site exclusively for equestrian use with 12 corrals, hitching posts and an extra-large parking area to accommodate horse trailers. The equestrian site can accommodate up to 60 people. Each of the five sites have picnic tables, a BBQ grill, and fire rings. There are six flush toilet buildings with a total of 14 seats. All interior roads are paved.

One camp site is available for concessionaire use. Water and electric hookups are available along with a 1,000 gallon septic tank and associated leach field at the host site.

Water is provided by the centralized Forest Service system and piped to the campground. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the campground.

This campground includes the parking area for the Aliso Trailhead. The parking area has 14 single car and 11 car/trailer parking spaces. The concessionaire is expected to take care of the trailhead also.

The Santa Ynez River flows adjacent to Sage Hill Group Campground.

All five group sites are available through the NRRS.

It is highly recommended that the concessionaire plan on some type of occupancy or routine patrolling year-round at this site, even when the River Gate is closed.

Upper Oso Campground

Upper Oso Campground has 24 large campsites scattered among plentiful oak trees that provide pleasant shade; 13 of these sites have corrals and extra-long parking spurs for equestrian use. The other 12 sites are primarily used for general camping. Each site has a picnic table, a fire ring and a pedestal grill. There are four flush toilet buildings with a total of 14 seats.

One camp site is available for concessionaire use. Water hookups are available along with a 1,000 gallon septic tank and associated leach field at the host site.

Water is provided by the centralized Forest Service system and piped to the campground. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the campground.

In addition to the campsites, there are 20 single vehicle spaces available for trailhead parking and extended spaces for truck-trailer parking for off-highway vehicles (OHV's). There are an additional 20 spaces for parking close to the equestrian facilities. There is a horse trough at the trailhead. Due to the proximity of Upper Oso Campground to several trailheads, the concessionaire will be required to maintain occupancy year-round, even when the River Gate is closed.

Upper Oso Campground is currently available for reservations through the NRRS.

Falls Day Use Area

Falls Day Use Area includes 29 parking spaces, 13 picnic sites with 27 concrete picnic tables and 23 pedestal grills. There is one vault toilet building with two seats.

Water is not provided. All sites are fully accessible. The Santa Ynez River can be accessed from the site.

First Crossing Day Use Area

The First Crossing Day Use Area is a 16 acre day use site located off Paradise Road just before the first Santa Ynez River crossing ford. The facility has 50 picnic tables at 13 picnic sites accommodating 16 to 24 people each. The site consists of 130 parking spaces with one trailer parking space. There are three vault toilet buildings each with two seats for a total of six seats.

Water is provided by the centralized Forest Service system and piped to the day use area. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the area.

The interior roads and parking spurs are paved, all walkways are concrete and the entire site is accessible. The site is designed for large extended family groups.

There is no host site. There are three large garbage dumpsters located throughout the site. There is no electricity or phone service to the site.

First Crossing Day Use Area is open all year. During high river flows Paradise Road is closed to motorized vehicles at the river ford and this facility becomes the “end of the road” for visitor vehicle access.

Although not a Federal government facility, a well, providing water for the adjacent Los Prietos Boy’s Camp, is within the site boundary of First Crossing. Santa Barbara County employees have legal access to this well facility.

Live Oak Day Use Area

Live Oak Day Use Area includes 59 parking spaces, 33 picnic tables and 33 pedestal grills. There are two vault toilet buildings for a total of four seats.

Water is not provided. All sites are fully accessible. The Santa Ynez River is adjacent to Live Oak Day Use Area.

Lower Oso Day Use Area

Lower Oso Day Use Area includes 28 sites, each with a picnic table, pedestal grill and parking spur. There are three flush toilet buildings for a total of eight seats. The Santa Ynez River can be accessed from the site.

Water is provided by the centralized Forest Service system and piped to the day use area. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the area.

It is highly recommended that the concessionaire plan on some type of occupancy or routine patrolling year-round at this site, even when the River Gate is closed.

Red Rock Day Use Area

Red Rock Day Use Area includes 28 sites, each with a picnic table, pedestal grill and parking spur. There are three vault toilet buildings for a total of six seats.

The road system and parking spurs are paved. Water is not provided, although there are garbage bins. The Santa Ynez River can be accessed from the site. This area may remain closed all summer if not needed

Sandstone Day Use Area

Sandstone Day Use Area has paved parking for approximately 30 vehicles. There is one trash bin located at the site. The concessionaire will be responsible for providing up to two portable toilets at this site. The Santa Ynez River can be accessed from the site.

White Rock Day Use Area

White Rock Day Use Area has 25 sites each with a picnic table and pedestal grill. There are 86 paved parking spaces available and three flush toilet buildings with a total eight seats. The Santa Ynez River can be accessed from the site.

One site is available for concessionaire use. Water and electric hookups are available along with a 1,000 gallon septic tank and associated leach field at the host site.

Water is provided by the centralized Forest Service system and piped to the campground. The concessionaire will be responsible for maintenance of the water system from the main distribution line and throughout the campground.

Red Rock Trailhead

Red Rock Trailhead includes 144 parking spaces and four trailer parking spaces. There are two concrete vault toilet buildings for a total of four seats. The Santa Ynez River can be accessed from the site.

This site is fully accessible but there is no water provided. The concessionaire is responsible for providing a portable toilet along the trail to the Red Rock pools from the Red Rock Trailhead.

Ojai Ranger District

Wheeler Gorge Recreation Area

Wheeler Gorge Recreation Area is located in Ventura County approximately 10 miles north of Ojai, CA. Access to the recreation area is via State Highway 33. This area is a popular year-round destination for recreation. The elevation is approximately 2,000 feet and surrounding vegetation is chaparral with some oak and sycamore trees.

In addition to the two campgrounds, the Wheeler Gorge Nature Trail and Wheeler Gorge Visitor Center are included in the recreation area. The nature trail is adjacent to the campground. The Wheeler Gorge Visitor Center is operated year-round on the weekends by a non-profit partner. It offers live interpretive programs in the summer that are popular with the campers.

Both Wheeler Gorge Campground and Holiday Group Campground have been operated under concessionaire management since 1987.

The managed use season for Wheeler Gorge and Holiday Group Campgrounds is year-round. Campsite reservations are currently made on a year-round basis through the NRRS.

Holiday Group Campground

Holiday Group Campground is located approximately 1 mile north of nearby Wheeler Gorge Campground.

The campground consists of seven individual campsites that in total comprise the group campground. The group maximum is 50 people. Total parking capacity is 10 vehicles in the adjacent parking area. There are four fire rings, seven wooden picnic tables, one group barbecue and one serving table.

One double-seat vault toilet is provided. There is one trash can on site; when full, the garbage is taken to Wheeler Gorge Campground.

Drinking water is not available at the campground, but may be obtained from Wheeler Gorge Campground.

Wheeler Gorge Campground

Wheeler Gorge Campground has 70 family campsites, of which three are double sites suitable for large families. Each site is equipped with a picnic table and a fire ring with grill. Sixty-two of the sites have pedestal grills. All roads and spurs are paved. Parking spurs vary in length, accommodating RVs up to 35 feet.

There are 15 single-seat vault toilet buildings (SST), each with a 1,000-gallon vault. These buildings are either stand-alone or paired in two's at specific locations. Toilet buildings are always located near a water hydrant and trash can for the convenience of campers.

A full time caretaker-manager will be required at this campground. Two camp sites are available for concessionaire use. One has water, electricity, and phone and the other has water, electricity, 1,000 gallon septic tank, and phone.

There are six three-yard dumpsters and 11 trash cans dispersed throughout the campground for garbage collection.

Drinking water is provided. See further information in Section I. F. Utilities and Waste Management.

Mt. Pinos Ranger District

Ballinger Campground

Ballinger Campground is located in Ventura and Santa Barbara Counties approximately fifteen miles southeast of New Cuyama, CA, off of Highway 33 on Ballinger Canyon Road (9N10). Ballinger Canyon Road is paved to the campground entrance only; the entire campground area is dirt. The campground sits at approximately 3,200 feet in the

eastern foothills of the Cuyama Valley. The surrounding vegetation is considered high desert with large Juniper bushes and other smaller brush and shrub species.

The primary use of Ballinger Campground is as a staging area/campground for OHV riders. Ballinger Canyon and the adjacent Deer Park Canyon are the largest contiguous OHV riding area on the Los Padres National Forest. The Ballinger/Deer Park area has approximately 70 miles of 4X4, motorcycle and ATV designated routes within its boundaries. During hunting season, hunters frequent the Deer Park Canyon Area in search of quail. Most users come from the Los Angeles Basin, Santa Maria area and southern San Joaquin Valley.

The campground contains 13 family sites. The forest has new tables and accessible fire rings to be installed in this facility, but they have not yet been installed. There are two trash bins at the entrance.

Water is not available or provided at the campground. There are two, double-riser concrete cinder-block vault toilets and two single-riser wooden vault toilets at the site. A large loading and unloading dock is located in the campground for riders use. Due to the open nature of the campground, campers that come as a group to recreate together tend to cluster and camp in groups around campsite facilities. There are plans to install a beginner's riding area within the campground boundary at the far eastern end in the future.

As the temperatures cool, the recreation use increases. The maximum use occurs on holidays and during the winter, spring and early summer months. Due to increased daytime temperatures in late summer (August and September) use decreases. The minimum operating season is year-round.

McGill Family and Group Campground

McGill Campground is located on Mt. Pinos approximately 14 miles west of Frazier Park, CA and 17 miles west of Interstate 5 in Kern County. Access is via Interstate 5, Frazier Mountain Park Road, Cuddy Valley Road (9N24). The campground sits at approximately 7,600 feet. The surrounding vegetation consists of old growth Jeffrey Pine and white fir forest with smaller brush and shrub species.

Recreation use at McGill Campground is primarily weekend camping. The McGill Hiking Trail is located at the campground. The Exploration Trail, a fully accessible paved interpretive trail is available adjacent to Group Camp I. Mt. Pinos Summit, the highest point on the Los Padres NF, is within 7 miles of the campground.

The family campground consists of 78 family units, each equipped with a picnic table and fire ring. Many of the campsites in this area had new concrete tables and 18-inch accessible fire rings installed in 2010. Site 29 has been reconstructed to be fully accessible including a concrete pad and walkway. An accessible vault toilet is across the road from this campsite. The interior campground roads and parking spurs are paved. There are six double riser SST-type toilets and two single-riser SST-type toilets at the site.

There are two group camps within the facility. Group Camp I has a capacity of 80 people and the parking lot can accommodate 10 RVs. In 2010, a new fire pit, five benches, two large double barbeques, one serving table, and eight picnic tables were installed. All of these new facilities are constructed of concrete. There are two, handicap-accessible, 1-riser SST-type toilets nearby.

Group Camp II has a capacity of 60 people or may also be operated as five individual campsites. There is an additional overflow parking area for approximately 20 cars near the main entrance of the campground for use by family unit or group campers. In 2010 within the center group area, a new concrete fire pit, five benches, one large double barbeques, one serving table, and five picnic tables were installed. There is one, accessible, double-riser SST-type toilet located within this group camp area.

Water is not available, but remnants of the old water system still remain. There are three large trash bins dispersed throughout the campground for garbage collection and disposal.

The normal operating season is May thru October, but may vary from year to year depending on the weather and snow pack. The host for the area generally resides in McGill Campground.

Mt. Pinos Campground

Mt. Pinos Campground is located in Ventura County, approximately fifteen miles from Frazier Park, CA on Cuddy Valley Road (9N24) and approximately eighteen miles west of Interstate 5. Access is via Interstate 5, Frazier Mountain Park Road, and Cuddy Valley Road (9N24). The campground sits at approximately 7,800 feet and is two miles west of the larger McGill Campground. The surrounding vegetation consists of old growth Jeffrey Pine and white fir forest with smaller brush and shrub species

Recreation use at Mt. Pinos Campground is primarily weekend camping. Most users come from the Los Angeles Basin and southern San Joaquin Valley.

The campground has 19 family units, each with a picnic table and fire ring. The interior campground roads and parking spurs are paved. There are two four-riser pit toilets at the site.

Water is not available, but remnants of the old water system still remain. There is one large trash bin located in the center of the campground for garbage collection and disposal.

The normal operating season is May thru October, but may vary from year to year depending on the weather and snow pack.

Reyes Creek Campground

Reyes Creek Campground is located in Ventura County at the southern terminus of the Reyes Creek Road (7N11), approximately five miles east of Highway 33 in the Ozena Valley area. The campground sits at approximately 3,900 feet. It is located adjacent to a small community of Camp Scheideck. Reyes Creek flows year round through the

campground and is periodically stocked with fish. Surrounding vegetation consists of willow and other riparian vegetation along Reyes Creek and oak trees, pinyon pine, scrub oak, smaller brush and shrub species away from the riparian areas.

The campground consists of 26 family units each with a picnic table and stove or fire ring. The interior campground road and parking spurs are paved. One double vault, accessible SST-type toilet is located near the entrance to the campground and the group camping area and two double-riser concrete block vault toilet structures in the main portion of the campground south of the creek crossing.

A group camping area is located near the entrance to the campground. New concrete facilities were installed in the group area in the fall 2009. They include one fire pit, one large double barbeque, one serving table, and four picnic tables.

Water is not available, but remnants of the old water system still remain. There are five trash bins dispersed throughout the campground.

An accessible fishing pier platform is located on the creek just north of the crossing. Facilities include an accessible parking area and pathway.

The trailhead for the Gene Marshal-Piedra Blanca National Recreation Trail (23W02) accessing the Sespe Wilderness is located adjacent to the campground but is not a part of this offering.

Optional Sites

These sites are included as optional bid items; applicants may choose to include these or not. Consideration will be given in the evaluation if these sites are included in the applicant's package.

Monterey Ranger District

Chews Ridge Recreation Area

Chews Ridge Recreation Area is located in Monterey County approximately 38 miles west of the community of Greenfield and approximately 36 miles east of Monterey. Access is via the paved Carmel Valley Road and Tassajara Road (FS Road 18S02). Chews Ridge, from which the area takes its name, is a four-mile long spine in the Ventana Wilderness. The ridge sits at an average elevation of 3,500 feet, rising up to 5,000 feet at the fire lookout at its eastern tip. Along the ridge are views across the western ridges of the Ventana Wilderness and into the Carmel River watershed.

The two campgrounds in this recreation area are located off Tassajara Road beneath a shady canopy of oaks and pines. The elevations of the campgrounds are approximately 4,200 feet. This area is located between Jamesburg to the north and Tassajara Hot Springs to the south. China Camp is the departure point for the Pine Ridge Trail into the Ventana Wilderness.

The season of use is year-round, although wet weather or snow may affect access on Tassajara Road during the winter months. The main use season is early spring through late fall.

China Camp Campground

China Camp has 10 sites that will accommodate tent camping and smaller RV camping (less than 20 feet). Each site has a wooden picnic table; eight of the sites have fire rings and two have pedestal grills. Parking spurs consist of a gravel and dirt surface.

There are two single-seat vault toilet buildings. Vault size is approximately 650 gallons.

There is no water, electricity or phone service available at the campground. There are seven garbage bins.

White Oaks Campground

White Oaks Campground has 8 sites that will accommodate tent camping and smaller RV camping (less than 20 feet). Each site has a wooden picnic table and a fire ring. Parking spurs consist of a gravel and dirt surface.

There are two single-seat vault toilet buildings. Vault size is approximately 650 gallons.

There is no water, electricity or phone service available at the campground. There are three garbage bins.

Indians Recreation Area

Indians Recreation Area is located in Monterey County, approximately 39 miles west of King City via Jolon Road, which is paved, and through Fort Hunter Liggett. The three mile road section between Memorial CG and Escondido CG is unpaved. The headwaters of the Arroyo Seco River are nearby. Surrounding vegetation consists of oak trees and grassland meadows. During winter wet weather, Monterey County implements a seasonal gate closure that closes the unpaved section of road and prevents access to Escondido CG.

Escondido Campground

This campground has nine sites each with a picnic table, fire ring and pedestal grill. There are nine parking spurs with a dirt/gravel surface.

There is one vault toilet building with two seats. There is a fenced pasture with a water trough for horses.

There is no water available at this campground and no fees have been collected in the past.

The Arroyo Seco River can be accessed by a short one-quarter mile trail in the campground. This campground serves as a main departure point for the Ventana Wilderness on the Lost Valley Trail and is used as a staging area for equestrian, backpackers, and hunters.

Memorial Park Campground (also known as Santa Lucia Memorial Park Campground)

The campground has eight sites each with a picnic table, fire ring and pedestal grill. There are eight parking spurs with a dirt/gravel surface.

There is one vault toilet building with two seats.

There is no water available at this campground and no fees have been collected in the past. This campground is open year round.

Santa Lucia Ranger District

La Panza Campground

La Panza Campground is located in San Luis Obispo County, approximately 35 miles east of Santa Margarita. Access is via State Highway 58 and Forest Service Road 29S01. The campground sits at approximately 2,160 feet surrounded by large oak trees and private property. An intermittent creek that only flows during wet weather is adjacent to the campground. Most visitor use occurs in the spring, fall or winter when temperatures are mild. This area is well known for its difficult OHV trails which accommodate motorcycles, ATVs, and 4x4s.

The campground has seven single family camping sites, each with a picnic table, fire ring and pedestal grill. Each site has a parking spur that will accommodate smaller RVs (less than 20 feet).

There are currently four double-seat wooden toilet buildings in the campground. By the end of 2017, it is planned that these will be replaced with two double-seat SST type toilet buildings.

Drinking water is not available. The campground is operated under a "Pack In-Pack Out" system where visitors are expected to haul their trash out of the area when they leave.

The trailheads for Queen Bee and La Panza Bypass ATV trails are nearby. The campground is relatively close to the Machesna Wilderness which many hikers use during the cooler fall and spring months.

Navajo Flat Campground and OHV Staging Area

Navajo Flat Campground is located in San Luis Obispo County, approximately 35 miles east of Santa Margarita. Access is via State Highway 58 and Forest Service road 29S15. The campground sits at approximately 1,920 feet in an open area surrounded by private property. McGinnis Creek, which flows intermittently during the wet season, is adjacent to the campground. Most visitor use occurs in the spring, fall or winter when

temperatures are mild. This area is well known for its difficult OHV trails which accommodate motorcycles, ATVs, and 4x4s. McGinnis Creek ATV Trail is located within the campground and connects to the nearby, extensive OHV trail system.

The campground has five double camping units and one single camping unit, each with accessible picnic table, fire ring, pedestal grill and shade structure. Five of the sites have parking spots parallel to the site. The large parking lot provides parking spurs large enough for 35 vehicles with trailers or RV parking.

One single vault toilet building is available. There is one small trash can at the campground. Drinking water is not available.

A beginner's riding area is located in the campground. A width limiter is located at the entrance to keep large vehicles from entering. This site is used for annual motorcycle events during the year. Hundreds of people park and stage their vehicles to use the OHV trail system during these events.

Turkey Flat OHV Staging Area and Day Use

Turkey Flat Staging Area is located in San Luis Obispo County, off of US Highway 58 on Pozo Road. It is one mile from the Pozo Fire Station and is accessed via paved roads. The staging area sits at approximately 1,985 feet in an open area surrounded by oak trees and private property. Most visitor use occurs in the spring, fall or winter when temperatures are mild. This area is well known for its difficult OHV trails which accommodate motorcycles, ATVs, and 4x4s. Powerline 4x4 trail is located adjacent to the staging area and connects to the rest of the OHV trail system.

The staging area has two day use sites with picnic tables. This site is also used for dispersed camping. Although there are no designated camp sites at Turkey Flat Staging Area, trailers and 5th wheels are used by recreationists to camp and stage their OHVs.

There is one, double-seat vault toilet building and one small trash can. Drinking water is not available. Campfires are not allowed at the staging area.

This site is used for annual motorcycle events during the year. Hundreds of people park and stage their vehicles to use the OHV trail system during these events. A small fenced off riding area is north of the staging area to allow for beginner riders and children to practice away from the rest of the traffic in the area.

Ojai Ranger District

Pine Mountain Recreation Area

The Pine Mountain Recreation Area is a popular summer and fall recreation area located in Ventura County, CA approximately 36 miles north of Ojai, CA off of State Highway 33. Access to the area is via state highways and paved roads. Pine Mountain Road was paved in 2013 and since that time, use has noticeably increased. The area is approximately five miles east of Highway 33 and sits at approximately 7,000 feet

elevation on a forested mountaintop. The surrounding vegetation includes mixed conifers along with chaparral and scrub oak.

The area is open annually from May 1 through December 15. The access road is closed to vehicles by a gate during the rest of the year. The area offers a rustic forested setting. Additionally, the area offers a rare opportunity for high-elevation car camping on the Ojai Ranger District.

The entire area is operated under a “Pack In-Pack Out” system where visitors are expected to haul their trash out of the area when they leave.

No drinking water is available at any of the sites.

The area also includes Reyes Peak Trailhead at the end of the road; the trailhead is not part of this offering.

The following two recreation facilities are included in this offering:

Pine Mountain Campground

Pine Mountain Campground has seven sites each with a picnic table, fire ring and pedestal grill. There is one single-seat vault toilet building.

One campsite is located 0.3 miles further up the main road. Boulder Canyon Trail (23W03) starts at the campground and runs north to Lockwood Valley.

Reyes Peak Campground

Reyes Peak Campground has six sites each with a picnic table, fire ring and pedestal grill. These campsites are located along the main road for a span of 0.4 miles. There is one single-seat vault toilet building adjacent to the campsites.

The area is popular for day use including rock climbing (bouldering) on nearby rounded rock formations. Two trails start at the campground: Raspberry Spring Trail which runs north for about a half mile and Chorro Grande Trail (23W05) which runs south for approximately 5 miles and ends at Highway 33.

Rose Valley Recreation Area

The Rose Valley Recreation Area is a popular year-round recreation area approximately 20 miles north of Ojai, CA in Ventura County. Access is via State Highway 33 and the paved Sespe River/Rose Valley Road. The area is located approximately five miles east of State Highway 33 at elevations between 3,200 and 3,400 feet. The surrounding vegetation consists of chaparral with pockets of Bigcone Douglas-Fir. The recreation area contains two campgrounds as well as two small day use areas and a trailhead. The day use areas and trailhead are not part of this offering.

Rose Valley Falls is a popular attraction in this area and the trailhead to access the falls is adjacent to Rose Valley Campground. There are three lakes in the area: Lower, Middle and Upper Rose Lakes, although none of them are currently being stocked. Rose Valley Campground is also the starting point for the Nordhoff Ridge Road. Public

entry on the Ridge Road is by permit only, with permits issued by the Forest Service in Ojai.

Neither of the two campgrounds has electrical, water, or septic hook-ups. The area is served by a centralized 40-yard dumpster for trash disposal.

At a minimum, the Forest Service will expect the permit holder to operate both campgrounds on a year-round basis.

Middle Lion Campground

Middle Lion Campground is located at the end of the Sespe River/Rose Valley Road. The campground has eight sites, each with a picnic table, fire ring and pedestal grill. There is one single-seat vault toilet with a 1000 gallon vault.

There are six bear-proof trash cans for garbage collection. No drinking water is available. The campground offers a rustic streamside setting.

A small trailhead and parking area is located on the edge of the campground.

Rose Valley Campground

Rose Valley Campground has nine fully accessible sites each with a picnic table, fire ring and pedestal grill. There is one single-seat vault toilet with a 1,000 gallon vault.

There are six bear-proof trash cans for garbage collection. No drinking water is available. All roads are paved.

Rose Valley Creek flows adjacent to the campground.

Mt. Pinos Ranger District

Campo Alto Campground

Campo Alto Campground is located in Kern County approximately ten miles from Pine Mountain Club, CA and approximately thirty-five miles west of Interstate 5 at the end of Cerro Noroeste Road (9N07). The campground is on the summit of Cerro Noroeste at an approximate elevation of 8,200 feet. The surrounding vegetation consists of old growth Jeffrey Pine and white fir forest with smaller brush and shrub species.

Recreation use at Campo Alto CG is primarily weekend camping. The western end of Tumamait Trail (21W03), located near the campground entrance, accesses the Chumash Wilderness. Most users come from the Los Angeles Basin, Santa Maria area and southern San Joaquin Valley.

The campground consists of 17 family units each equipped with a picnic table and fire ring. The interior campground road is paved, but the spur roads to individual campsites are native surface. The forest has new tables and accessible fire rings to be installed in this facility, but they have not yet been installed. Due to the spread out nature of the facilities, large RV's or vehicles towing trailers can be accommodated at some campsites.

Water is not available. There are two six-riser vault toilets (one also has a urinal) at the site.

This area has two group camping areas within its boundary; combined capacity of both group camps is approximately 70 people. There is a large parking area that can accommodate cars or RV's near the group campgrounds for use by group campers or as overflow parking for individual campsites if needed.

The campground is normally closed during the winter season as the only access is via Cerro Noroeste Road, which is not maintained in the winter. The normal operating season is late April thru November.

Chuchupate Campground

Chuchupate Campground is located in Ventura County approximately six miles from Frazier Park, CA and approximately nine miles west of Interstate 5. The campground sits at approximately 6,300 feet and is four miles from the summit of Frazier Mountain. The surrounding vegetation consists of an old growth Jeffrey Pine and pinyon pine forest with smaller brush and shrub species. There is a grassy wetlands area adjacent to the campground.

Recreation use at Chuchupate CG is primarily week end camping. Activities consist of hiking, mountain biking, OHV travel on nearby trails and roads, sightseeing, star gazing, picnicking, hunting and observing nature. Most users come from the Los Angeles Basin or the southern San Joaquin Valley.

The campground consists of 29 family units each with a picnic table and fire ring. The interior campground road is paved and the parking spurs are dirt. There are two double-riser and one four-riser vault toilet at the site.

Water is not available at the campground, but remnants of the old water system remain. There is no garbage service or trash bins.

The normal operating season is May thru October, but may vary from year to year depending on the weather and snow pack.

Characteristics of Developed Recreation Sites

Site	Arroyo Seco Family Campground	Arroyo Seco Group Campground
Communication	Telephone hookup at host site	None
Utilities	Water, electricity, and septic holding tank at each host site	None
Drinking Water	Provided by the Arroyo Seco water system	Provided by the Arroyo Seco water system
Toilet/Shower Type	2 4-riser flush toilet buildings and two coin operated showers per building	1 2-riser vault toilet building
Toilet Vault Capacity	N/A	650 gallons

Site	Arroyo Seco Family Campground	Arroyo Seco Group Campground
Forest Service Trash Bins	5 dumpsters, 16 garbage cans	2
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans - FS provided
Accessibility	Some portions of this facility are accessible	None
Elevation	900 feet	900 feet
Number of Sites	33 modern sites 14 primitive sites	1
2013 Fee Per Camping Unit	\$25 modern site, double site \$50 \$20 primitive site, double site \$40	\$75.00
2014 Fee Per Camping Unit	\$25 modern site, double site \$50 \$20 primitive site, double site \$40	\$75.00
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	\$207,285 Total Revenue generated from entire Arroyo Seco Recreation Area	See Arroyo Seco Family Campground

Site	Arroyo Seco Day Use Area	Bottcher's Gap Campground
Communication	None	None
Utilities	None	None
Drinking Water	Provided by the Arroyo Seco water system	None
Toilet/Shower Type	2 flush toilet buildings totaling 11 seats	1 2-riser vault toilet building
Toilet Vault Capacity	N/A	650 gallons
Forest Service Trash Bins	6 dumpsters, 18 garbage cans	1 dumpster, 6 garbage cans
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans – FS provided
Accessibility	Some portions of this facility are accessible	None
Elevation	900 feet	2,100 feet
Number of Units	105 parking spaces	12
2013 Fee Per Camping Unit	\$10.00/day \$50.00/annual	\$15.00

Site	Arroyo Seco Day Use Area	Bottcher's Gap Campground
2014 Fee Per Camping Unit	\$10.00/day \$50.00/annual	\$15.00
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	See Arroyo Seco Family Campground	\$20,857

Site	Kirk Creek Campground	Nacimiento Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	2 2-riser vault toilet buildings	2 1-riser vault toilet buildings
Toilet Vault Capacity	650 gallons	650 gallons
Forest Service Trash Bins	1 dumpster, 36 garbage cans	1 dumpster, 3 garbage cans
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans – FS provided
Accessibility	Toilets are accessible	None
Elevation	160 feet	1,580 feet
Number of Camping Units	34	8
2013 Fee Per Camping Unit	\$25.00	\$15.00
2014 Fee Per Camping Unit	\$25.00	\$15.00
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	\$233,941	\$26,704 Total Revenue generated from Nacimiento and Ponderosa CGs

Site	Plaskett Creek Family & Group Campground	Ponderosa Campground
Communication	Phone hookup at host site	None
Utilities	Water, electricity, propane and septic holding tank at host site.	None
Drinking Water	Provided by the Plaskett Creek water system	Provided by the Ponderosa water system
Toilet/Shower Type	2 2-riser flush toilet buildings 2 2-riser vault toilet buildings	4 2-riser vault toilet buildings 1 1-riser vault toilet building
Toilet Vault Capacity	650 gallons	650 gallons
Forest Service Trash Bins	9 dumpsters, 42 garbage cans	1 dumpster, 10 garbage cans
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans – FS provided
Accessibility	Some portions of this facility are accessible	None
Elevation	200 feet	1,600 feet
Number of Camping Units	44 family sites; 3 group sites.	22
2013 Fee Per Camping Unit	Family site: \$25.00 Group Camp Fee: \$100.00/night	\$20.00
2014 Fee Per Camping Unit	Family site: \$25.00 Group Camp Fee: \$100.00/night	\$20.00
Minimum Operating Season	Year-round	Lower Loop – year round; Upper Loop - seasonal
Three-Year Average Gross Revenue (2012-2014)	\$244,760	See Nacimiento Campground

Site	Mill Creek Day Use Area	Pfeiffer Beach Day Use Area
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	2 1-riser vault toilet buildings	1 4-riser vault toilet building
Toilet Vault Capacity	650 gallons	1,400 gallons

Site	Mill Creek Day Use Area	Pfeiffer Beach Day Use Area
Forest Service Trash Bins	2	1 dumpster, 5 garbage cans
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans – FS provided
Accessibility	Toilets are accessible	Toilets are accessible
Elevation	50 feet	25 feet
Number of Camping Units	6	75
2013 Fee Per Camping Unit	None	\$10.00
2014 Fee Per Camping Unit	None	\$10.00
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	N/A	\$244,440

Site	Sand Dollar Day Use Area	Willow Creek Day Use Area
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	1 2-riser vault toilet building	2 1-riser vault toilet buildings
Toilet Vault Capacity	650 gallons	650 gallons
Forest Service Trash Bins	1 dumpster, 6 garbage cans	3
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans – FS provided
Accessibility	Toilets are accessible	Toilets are accessible
Elevation	150 feet	120 feet
Number of Parking Units	45	12
2013 Fee Per Camping Unit	\$10.00	None
2014 Fee Per Camping Unit	\$10.00	None

Site	Sand Dollar Day Use Area	Willow Creek Day Use Area
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	\$12,794	N/A

Site	Cerro Alto Campground	Davy Brown Campground
Communication	Telephone hookups at host site	None
Utilities	Water, electricity, and septic holding tank at host site	None
Drinking Water	Provided by a well and water gravity storage tanks located within the campground	None
Toilet/Shower Type	5 1-riser vault toilet buildings	1 1-riser CXT vault toilet building 1 2-riser CXT vault toilet building
Toilet Vault Capacity	500-1,000 gallons	Unknown
Forest Service Trash Bins	1 dumpster	None
Trash Bin Type	5 trash bins provided by contractor	1 dumpster provided by contractor
Accessibility	12 sites are accessible and each of the five toilet buildings are accessible	None
Elevation	1000 feet	2,100 feet
Number of Units	22	13
2013 Fee Per Camping Unit	\$18.00	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	\$18.00	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	\$43,787 (2 year average)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	Figueroa Campground	Nira Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	4 2-riser CXT vault toilet buildings	1 2-riser CXT vault toilet building
Toilet Vault Capacity	Unknown	500-1,000 gallons
Forest Service Trash Bins	None	None
Trash Bin Type	1 dumpster provided by contractor	1 dumpster provided by contractor
Accessibility	None	3 sites
Elevation	3,630 feet	1,875 feet
Number of Camping Units	34	12
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	Fremont Campground	Los Prietos Campground
Communication	Telephone hookup at host site	Telephone hookup at host site
Utilities	Water, electricity, and septic holding tank at the host site	Water, electricity, and septic holding tank at host site
Drinking Water	Provided by the Lower Santa Ynez Recreation Area public-community water system	Provided by the Lower Santa Ynez Recreation Area public-community water system
Toilet/Shower Type	1 4-riser flush toilet building	1 4-riser flush toilet building 3 2-riser flush toilet buildings
Toilet Vault Capacity	N/A	N/A
Forest Service Trash Bins	2	4

Site	Fremont Campground	Los Prietos Campground
Trash Bin Type	Garbage Bins - FS provided	Garbage Bins - FS provided
Accessibility	None	None
Elevation	1,000 feet	1,075 feet
Number of Camping Units	15	36
2013 Fee Per Camping Unit	\$20.00	\$20.00
2014 Fee Per Camping Unit	\$20.00	\$20.00
Minimum Operating Season	March - October	March - October
Three-Year Average Gross Revenue (2012-2014)	\$ 237,123 Revenue generated from all Lower Santa Ynez Recreation Area sites combined	See Fremont CG

Site	Paradise Campground	Sage Hill Group Campground
Communication	Telephone hookup at host site	None
Utilities	Water, electricity, and septic holding tank at host site	Water, electricity, and septic holding tank at host site
Drinking Water	Provided by the Lower Santa Ynez Recreation Area public-community water system	Provided by the Lower Santa Ynez Recreation Area public-community water system
Toilet/Shower Type	1 4-riser flush toilet building	1 4-riser flush toilet building 5 2-riser flush toilet building
Toilet Vault Capacity	N/A	500 – 1000 gallons
Forest Service Trash Bins	2	6
Trash Bin Type	Garbage Bins - FS provided	Garbage Bins – FS provided
Accessibility	None	1 site
Elevation	1,055 feet	980 feet
Number of Camping Units	13 single family sites 2 double sites	5 group sites, one of which is exclusively for equestrian use
2013 Fee Per Camping Unit	Single \$20.00, Double \$35	Group Site \$91/night Group Equestrian \$116/night Adventure Pass for Trailhead Fee

Site	Paradise Campground	Sage Hill Group Campground
2014 Fee Per Camping Unit	Single \$20.00, Double \$35	Group Site \$91/night Group Equestrian \$116/night Adventure Pass for Trailhead Fee
Minimum Operating Season	Year-round	Open year round unless closed due to high water
Three-Year Average Gross Revenue (2012-2014)	See Fremont CG	See Fremont CG

Site	Upper Oso Campground	Falls Day Use Area
Communication	None	None
Utilities	Water and septic holding tank at host site	None
Drinking Water	Provided by the Lower Santa Ynez Recreation Area public-community water system	None
Toilet/Shower Type	3 4-riser flush toilet buildings 1 2-riser flush toilet building	1 2-riser vault toilet building
Toilet Vault Capacity	500 – 1000 gallons	Unknown
Forest Service Trash Bins	3	1
Trash Bin Type	Garbage Bin – FS provided	Garbage Bin – FS provided
Accessibility	1 site	All sites are fully accessible
Elevation	1,200 feet	1,120 feet
Number of Camping Units	13 sites with corrals 11 sites without corrals	13 picnic sites 29 paved parking spaces
2013 Fee Per Camping Unit	\$20.00 \$25.00 w/ corral Adventure Pass for Trailhead Fee	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	\$20.00 \$25.00 w/ corral Adventure Pass for Trailhead Fee	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Open year round unless closed due to high water	Open year round unless closed due to high water
Three-Year Average Gross	See Fremont CG	See Fremont CG

Site	Upper Oso Campground	Falls Day Use Area
Revenue (2012-2014)		

Site	First Crossing Day Use Area	Live Oak Day Use Area
Communication	None	None
Utilities	None	None
Drinking Water	Provided by the Lower Santa Ynez Recreation Area public-community water system	None
Toilet/Shower Type	3 2-riser vault toilet buildings	2 2-riser vault toilet buildings
Toilet Vault Capacity	Unknown	Unknown
Forest Service Trash Bins	3	2
Trash Bin Type	Garbage dumpsters – FS provided	Garbage Bin – FS provided
Accessibility	The entire site is fully accessible	The entire site is fully accessible
Elevation	1,100 feet	1,120 feet
Number of Sites	13 picnic sites 130 paved parking spaces	33 picnic sites 59 paved parking spaces
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	Open year round unless closed due to high water
Three-Year Average Gross Revenue (2012-2014)	See Fremont CG	See Fremont CG

Site	Lower Oso Day Use Area	Red Rock Day Use Area
Communication	None	None
Utilities	None	None
Drinking Water	Provided by the Lower Santa Ynez Recreation Area public-community water system	None

Site	Lower Oso Day Use Area	Red Rock Day Use Area
Toilet/Shower Type	1 4-riser flush toilet building 2 2-riser flush toilet building	3 2-riser vault toilet building
Toilet Vault Capacity	N/A	Unknown
Forest Service Trash Bins	3	2
Trash Bin Type	Garbage Bin – FS provided	Garbage Bins – FS provided
Accessibility	Unknown	Unknown
Elevation	1,100 feet	1,140 feet
Number of Sites	28 picnic sites 58 paved parking spaces	28 picnic sites 28 paved parking spaces
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Open year round unless closed due to high water	May – September (if needed)
Three-Year Average Gross Revenue (2012-2014)	See Fremont CG	See Fremont CG

Site	Sandstone Day Use Area	White Rock Day Use Area
Communication	None	None
Utilities	None	Water, electricity, and septic holding tank at host site
Drinking Water	None	Provided by the Lower Santa Ynez Recreation Area public-community water system
Toilet/Shower Type	None, concessionaire will be required to provide up to 2 portable toilets	1 4-riser flush toilet building 2 2-riser flush toilet building
Toilet Vault Capacity	Unknown	N/A
Forest Service Trash Bins	1	3
Trash Bin Type	Garbage Bins – FS Provided	Garbage Bins – FS provided
Accessibility	Unknown	Unknown

Site	Sandstone Day Use Area	White Rock Day Use Area
Elevation	1,155 feet	960 feet
Number of Sites	Space for approximately 30 vehicles	25 picnic sites 86 parking spaces
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Open year round unless closed due to high water	Year-round
Three-Year Average Gross Revenue (2012-2014)	See Fremont CG	See Fremont CG

Site	Red Rock Trailhead	Holiday Group Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	Available at Wheeler Gorge CG – 1.1 miles south
Toilet/Shower Type	2 2-riser vault toilet building	1 2-riser vault toilet building
Toilet Vault Capacity	Unknown	500-1,000 gallons
Forest Service Trash Bins	1	1
Trash Bin Type	Garbage Bin – FS provided	Garbage Bins – FS provided
Accessibility	The entire site is fully accessible	None
Elevation	1,155 feet	2,200 feet
Number of Camping Units	144 parking spaces 4 trailer parking spaces	7 individual campsites that comprise the one group campground
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	\$100/night from April – September \$75/night from October – March
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	\$100/night from April – September \$75/night from October – March
Minimum Operating Season	Open year round unless closed due to high water	Year-round

Site	Red Rock Trailhead	Holiday Group Campground
Three-Year Average Gross Revenue (2012-2014)	See Fremont CG	\$132,802 Revenue generated from Holiday Group and Wheeler Gorge family campground combined

Site	Wheeler Gorge Campground	Ballinger Campground
Communication	Telephone hookup at host sites	None
Utilities	Water, electricity and phone at one host site and water, electricity and septic holding tank (1000 gallons) at other host site	None
Drinking Water	Provided by a well and water storage tank located near the campground	None
Toilet/Shower Type	15 1-riser vault toilet buildings (SST)	2 2-riser vault toilet buildings 2 1-riser wooden vault toilet buildings
Toilet Vault Capacity	1,000 gallons	Unknown
Forest Service Trash Bins	17	None
Trash Bin Type	11 trash cans, 6 dumpsters	2 dumpsters provided by contractor
Accessibility	Some sites are fully accessible	None
Elevation	1,800 feet	3,000 feet
Number of Camping Units	65 single family sites 3 double sites	13
2013 Fee Per Camping Unit	Single \$23.00, Double \$46	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Single \$23.00, Double \$46	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	See Holiday Group CG	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	McGill Family & Group Campground	Mt. Pinos Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	6 2-riser vault toilet buildings (SST) 2 1-riser vault toilet buildings (SST)	2 4-riser vault toilet buildings
Toilet Vault Capacity	Unknown	Unknown
Forest Service Trash Bins	None	None
Trash Bin Type	3 dumpsters provided by contractor	1 dumpster provided by contractor
Accessibility	Campsite 29 and all SST toilets	None
Elevation	7,400 feet	7,800 feet
Number of Camping Units	78 family sites; 2 group sites	19
2013 Fee Per Camping Unit	Family site: \$20.00/night Group Camp Fee: \$85.00/night	\$20.00
2014 Fee Per Camping Unit	Family site: \$20.00 Group Camp Fee: \$85.00/night	\$20.00
Minimum Operating Season	May 1 – October 31	May 1 – October 31
Three-Year Average Gross Revenue 2012-2014)	\$30,672 Revenue generated from Mt. Pinos, McGill Family and Group campgrounds combined	See McGill Campground

Site	Reyes Creek Campground
Communication	None
Utilities	None
Drinking Water	None
Toilet/Shower Type	1 double-vault SST 2 2-riser vault toilet buildings
Toilet Vault Capacity	Unknown
Forest Service Trash Bins	None
Trash Bin Type	5 dumpsters provided by contractor

Site	Reyes Creek Campground
Accessibility	Fishing pier platform with pathway, parking and access to SST
Elevation	4,000 feet
Number of Camping Units	26
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year round
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Optional Sites

Characteristics of Optional Developed Recreation Sites

Site	Chews Ridge – China Camp	Chews Ridge – White Oaks Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	2 1-riser vault toilet buildings	2 1-riser vault toilet buildings
Toilet Vault Capacity	650 gallons	650 gallons
Forest Service Trash Bins	7	3
Trash Bin Type	32 gallon – FS provided	32 gallon – FS provided
Accessibility	None	None
Elevation	4,300 feet	4,200 feet
Number of Camping Units	10	8
2013 Fee Per Camping Unit	None	None

Site	Chews Ridge – China Camp	Chews Ridge – White Oaks Campground
2014 Fee Per Camping Unit	None	None
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	N/A – no fees have been charged	N/A – no fees have been charged

Site	Indians – Escondido Campground	Indians – Memorial Park Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	1 2-riser vault toilet buildings	1 2-riser vault toilet buildings
Toilet Vault Capacity	650 gallons	650 gallons
Forest Service Trash Bins	9	9
Trash Bin Type	32 gallon cans – FS provided	32 gallon cans – FS provided
Accessibility	None	None
Elevation	2,175 feet	2,086 feet
Number of Camping Units	9	8
2013 Fee Per Camping Unit	None	None
2014 Fee Per Camping Unit	None	None
Minimum Operating Season	Open year round unless closed due to road closure	Year-round
Three-Year Average Gross Revenue (2012-2014)	N/A – no fees have been charged	N/A – no fees have been charged

Site	La Panza Campground	Navajo Flat Campground/OHV Staging Area
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	4 2-riser vault toilet buildings	1 1-riser vault toilet building
Toilet Vault Capacity	500-1,000 gallons	500-1,000 gallons
Forest Service Trash Bins	None	1
Trash Bin Type	N/A	32 gallon – FS provided
Accessibility	None	5 sites
Elevation	2,160 feet	1,920 feet
Number of Camping Units	7	6
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	Year-round
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	Turkey Flat OHV Staging Area/Day Use	Pine Mountain – Pine Mountain Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	1 2-riser vault toilet building	1 1-riser vault toilet building
Toilet Vault Capacity	500-1,000 gallons	Unknown
Forest Service Trash Bins	1	None, area operated under “Pack In-Pack Out” system

Site	Turkey Flat OHV Staging Area/Day Use	Pine Mountain – Pine Mountain Campground
Trash Bin Type	32 gallon – FS provided	N/A
Accessibility	2	None
Elevation	1,985 feet	6,640 feet
Number of Camping Units	2	7
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	May 1 – December 15
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	Pine Mountain – Reyes Peak Campground	Rose Valley – Middle Lion Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	1 1-riser vault toilet building	1 1-riser vault toilet building
Toilet Vault Capacity	Unknown	500-1,000 gallons
Forest Service Trash Bins	None, area operated under “Pack In-Pack Out” system	6 Bear-proof garbage cans
Trash Bin Type	N/A	One 40-yard dumpster for entire area provided by contractor
Accessibility	None	None
Elevation	7,120 feet	3,160 feet
Number of Camping Units	6	8
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually

Site	Pine Mountain – Reyes Peak Campground	Rose Valley – Middle Lion Campground
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	May 1 – December 15	Year-round
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	Rose Valley – Rose Valley Campground	Campo Alto Campground
Communication	None	None
Utilities	None	None
Drinking Water	None	None
Toilet/Shower Type	1 1-riser SST vault toilet building	2 6-riser vault toilet buildings
Toilet Vault Capacity	1,000 gallons	Unknown
Forest Service Trash Bins	6 Bear-proof garbage cans	None
Trash Bin Type	See Middle Lion CG	N/A – no trash service
Accessibility	All Sites	None
Elevation	3,400 feet	8,200 feet
Number of Camping Units	9	17 and two group camp areas
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	Year-round	Late April–November
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

Site	Chuchupate Campground
Communication	None
Utilities	None
Drinking Water	None
Toilet/Shower Type	1 4-riser vault toilet building 2 2-riser vault toilet buildings
Toilet Vault Capacity	Unknown
Forest Service Trash Bins	None
Trash Bin Type	N/A – no trash service
Accessibility	None
Elevation	6,220 feet
Number of Camping Units	29
2013 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually
2014 Fee Per Camping Unit	Adventure Pass: \$5.00 per day or \$30 annually
Minimum Operating Season	May 1–October 31
Three-Year Average Gross Revenue (2012-2014)	Unknown Other than requirement of an Adventure Pass, this site has not had fees charged.

D. Government-Furnished Property

The Forest Service will provide certain property in conjunction with the concession campground special use permit (see Appendix 2 of the prospectus). Included in this inventory are a description, the quantity, and the estimated replacement cost of the applicable property.

E. Government-Furnished Supplies

The Forest Service will not furnish any supplies for day-to-day operation of the concession. Government-furnished supplies will be limited to those necessary for programmatic consistency, including:

- Forms to report use and revenue.

- A copy of the Forest Service publications, “Cleaning Recreation Sites,” “In-Depth Design and Maintenance Manual for Vault Toilets,” and “Vault Toilet Pumping Contract Specifications and Guidelines for Preparing Contracts.”
- A copy of “Recreation Opportunity Guides,” which the holder may reproduce at its expense.
- Title VI signs.

F. Utilities and Waste Management

Certain utilities and infrastructure exist for the developed recreation sites identified in this prospectus. The permit holder will be responsible for securing, managing, and paying for these utilities. Applicants should contact current service providers to obtain estimated costs for the utilities. These utilities include:

Electrical

Some host sites have electrical hookups. The previous provider of electrical services for the Ojai RD was Southern California Edison. The previous provider for the Monterey, Santa Barbara and Santa Lucia RDs was Pacific Gas & Electric.

Telephone

Some host sites have telephone service. The previous provider of phone services was AT&T for the Monterey, Ojai, and Santa Lucia Ranger Districts.

Propane

Some host sites on the Monterey Ranger District have propane. The previous providers for the Monterey RD were Suburban Propane and Amerigas.

Water

Day-to-day operation and maintenance of the water systems will be the responsibility of the concessionaire, including water quality testing. Concessionaire responsibility will include all waterlines within the site boundary as well as the main distribution lines. The concessionaire will be responsible for repairs to the water system due to negligence. All Federal, State, and County regulations for water testing and treatment must be complied with. The State of California charges a water system fee for each water system that meets State requirements. The concessionaire will be responsible for that fee.

There are six water systems providing drinking water to 17 recreation facilities presented in this prospectus. The permit holder has full responsibility for water system operation and maintenance at four of the water systems and shared responsibility with the Forest Service at the two remaining water systems. The water system description and responsibilities are listed below.

Appendix 10 of the prospectus includes an attachment to the Special Use Permit titled “Appendix F: Operation of Federally-Owned Drinking Water Systems” which describes

specific requirements. The permit holder will be responsible for all water testing required for the water systems to be in compliance with Federal, State and County water quality testing standards. The water system operator(s) is required to have a water system small operator's license from the State of California. When water systems may be temporarily inoperable, the concessionaire may provide potable water and portable toilets at their expense.

Recreation sites where the permit holder has full responsibility:

- Ponderosa Campground
- Plaskett Creek Campground
- Arroyo Seco Recreation Area
- Cerro Alto Campground.

For these sites, day-to-day operation and maintenance of the water systems will be the responsibility of the concessionaire. This includes maintaining the wells, chlorinators, all water system distribution lines, hydrants, comfort stations and host sites. The permit holder is also responsible for water quality testing, meeting all required health and safety codes and providing a state certified treatment/distribution operator (T2 or D1 at a minimum) and paying any fines as required. Any major water system breakdowns will be the responsibility of the concessionaire; however, fee offset funds may be utilized to make repairs through a negotiated process.

Ponderosa Campground

Well with pump house, 10,000 gallon water tank, and 3,000 linear feet of water transmission line.

Plaskett Creek Campground

Well with two 10,000 gallon water tanks, 4,000 linear feet of water transmission line and 16 hose bibs.

Arroyo Seco Recreation Area

Well with pump house, two 12,000 gallon water tanks, 13,300 linear feet of water transmission line, 30 hose bibs and three fire hydrants. This is a public transient non-community water system serving an administrative office, a fire station, one temporary barracks, a Forest Service administrative site with six spaces, three campground areas and a day use area.

Cerro Alto Campground

Well with 2,500 gallon water tank, 1,500 linear feet of water transmission line.

Recreation sites with shared water system responsibilities:

- Lower Santa Ynez Recreation Area (LYSRA)
- Wheeler Gorge Campground

Lower Santa Ynez Recreation Area (LSYRA)

The Lower Santa Ynez water system is public-community water system that serves both Forest Service administrative sites and recreation facilities. The system is extensive and consists of two wells located in the Forest Service compound, two 50,000 gallon storage tanks, one 2,000 gallon storage tank and a distribution system consisting of a main trunk line running parallel to Paradise Road and distribution systems for each facility.

The Lower Santa Ynez system provides water to the Los Prietos Ranger Station, which includes residences, a trailer park, barracks and the compound and warehouses. The water system also provides water to Fremont Campground, Paradise Campground, Los Prietos Campground, Upper Oso Campground, Sage Hill Group Campground, Aliso Trailhead, Upper Oso Trailhead and First Crossing, White Rock and Lower Oso Day Use Areas

The Forest Service will retain responsibility for the operation and maintenance of the wells, trunk line, electricity expenses, and water system outside the boundaries of the recreation facilities. The Forest Service will also maintain the chlorinator, pumps, and be responsible for water testing. The permit holder will be responsible for operating and maintaining the water system distribution lines, hydrants, comfort stations and host sites within the recreation site boundaries as indicated in Appendix 1. In summary, the Forest Service is responsible for supplying water to the boundary of the recreation sites and the permit holder is responsible for the water system within the recreation site boundaries.

The cost of annual operating expenses of the Lower Santa Ynez Water System outside the recreation site boundaries will be shared equally between the Forest Service and the permit holder. The Forest Service and the permit holder will each pay 50% of the operating costs of the water supply system. The permit holder will enter into a Collection Agreement with the Forest Service and will be billed annually for this amount. In 2015, the water system annual operating costs were \$10,903. This expense is typical for annual routine costs.

Wheeler Gorge Campground

The water system includes a well, 9,100 linear feet of water transmission line, a 10,000-gallon storage tank, an automatic chlorinator, and 21 hydrants. The water system serves a Forest Service fire station, visitor center, and the campground.

At this time, the new well for this water system is failing to produce adequate flow rates to meet the water demands of all three facilities. Past estimates have determined the campground's usage is 85-90%, with the remaining 10-15% being used by the fire station and visitor center. The Forest Service suspects that this shortfall in water supply volume is partly due to the current five-year drought in California.

In spite of this shortfall, the concessionaire shall operate the water system as stated above. In the scenario with inadequate flow for all users, the concessionaire will operate Wheeler Gorge Campground as a dry campground, with no water served to campers. However, the concessionaire will still have running water at each restroom to keep these buildings clean and the toilet vaults hydrated for proper functioning. Additionally, the two host sites would access the water system to allow full use by the campground hosts. Water service to campground host sites is dependent on receiving state certification of potable drinking water. Such water use would be a benefit to the permittee by allowing them use of water at the restrooms and allowing retention of quality hosts to operate and manage the campground.

In the last four to five years, the campground has operated without water while awaiting the new well to be drilled and an automatic chlorinator to be installed. While awaiting final certification from the state to serve potable water, the low-flow issue has emerged as a large factor in this system's capability to supply an adequate volume of water. During this time, the public has accepted that Wheeler Gorge is a dry campground.

The Forest Service cannot guarantee that the system will ever regain adequate flow to serve water to the public. However, if adequate flows do return, the concessionaire shall install hydrants at the 21 campground locations to dispense water to the public. The Forest Service will provide new hydrants for concessionaire installation.

On this water system, the priority user is the fire station, followed by the visitor center. Campground water usage is the lowest priority. A collection agreement is anticipated for the minor Forest Service share (estimated 10-15%) of total operational costs of this system. If water production drops to a level requiring the complete termination of water to the campground, the operation of the water system would be negotiated with the Forest Service.

Operation and maintenance of the water system serving Wheeler Gorge Campground will be the responsibility of the permittee. This includes all day-to-day operation and maintenance activities for the entire system, including all required sampling and testing as well as permit fees and reporting to regulatory agencies. This will include operating and maintaining the well and chlorination system along with waterlines within the campground boundary as well as the main distribution line from the well house to the storage tank and back to the campground.

Routine maintenance of the waterline and water system will be performed at permittee's expense. Any major water system breakdowns will be the responsibility of the permittee; however, fee offset funds may be utilized to make repairs. Water system breakdowns occurring outside the campground boundary on the two lateral lines to the fire station or visitor center will be repaired by the Forest Service. Permittee is responsible for operating the system to Federal,

State and County standards. The permittee must have a state-certified water treatment operator to operate the water system.

Estimated annual costs are as follows:

Annual system maintenance	\$2,000
Sampling & testing lab fees—18@\$27	\$486
Permit fee from State	\$800
Chlorinator operation	\$1,000
Chemical tests	\$1,500
Nitrate test	\$175
Total estimated annual cost	\$5,961

Garbage

The permit holder will be responsible for garbage removal at all sites. The previous providers for the Mt. Pinos RD were Price Disposal and Marborg Industries; for the Ojai RD the previous provider was E. J. Harrison and Sons; and for the Monterey, Santa Barbara and Santa Lucia Ranger Districts the previous provider was Waste Management.

Liquid and Solid Waste Disposal

The permit holder will be responsible for pumping all vault toilets and septic systems at the developed recreation sites. The previous providers for the Ojai RD were Welch's & Gene's Sanitation and Advanced Sanitation; for the Monterey RD the previous providers were A&G Pumping and Peninsula Septic Tank Service. For the Santa Barbara and Santa Lucia Ranger Districts the previous provider was Al's Septic Service.

II. Forest Service Concession Programs and Policies

Government-owned concessions are authorized by special use permits issued under Section 7 of the Granger-Thye (GT) Act, 16 U.S.C. 580d, and implementing regulations at 36 CFR Part 251, Subpart B.

In addition, there are certain Forest Service programs and policies that apply to campground concession. All applications must be consistent with these requirements.

A. National Recreation Reservation Service (NRRS)

The Los Padres National Forest participates in the NRRS, which provides nationwide, toll-free telephone reservations for single-family or group camping sites. Visitors pay the camping fee at the time they make a reservation, and no fees are collected at the site (although the permit holder may allow occupancy of any site in the NRRS that is unreserved and charge on site for that use). The current NRRS contractor is

ReserveAmerica, 40 South St., Ballston Spa, New York 12020. Contact information for the NRRS follows.

A Request for Proposal (RFP) was issued in July of 2015 to obtain a new contractor. Proposals were submitted in September 2015. It is likely that there may be a new contractor during the life of this permit.

Joanna Wilson
Region 5 NRRS Coordinator
telephone: 435-884-0106
email: jwilson08@fs.fed.us

Sue Valente
Forest Service Agency Technical Representative
telephone: 303-621-4170
email: svalente@fs.fed.us

ReserveAmerica Inc.
2480 Meadowvale Boulevard, Suite 120
Mississauga, Ontario
Canada L5N 8M6
Inventory Help Desk: (877) 345-6777
Customer Service: (888) 448-1474
email: nrrshelp@activenetwork.com
Help Desk fax: (888) 724-5520

The NRRS is the only authorized reservation system for Forest Service developed recreation sites, including campgrounds, cabins, and group use areas. The Forest Service contract for the NRRS prohibits campground concession permit holders from using any other reservation system, establishing their own reservation system, or reserving campsites other than through the NRRS. Applicants may recommend adding sites to or deleting sites from the NRRS or changing the number of sites that may be reserved, the minimum number of days per reservation, or the location of sites that may be reserved. The permit holder also may make these recommendations during the term of the permit. The authorized officer will decide whether to accept or reject the recommendations.

Under the NRRS, the following guidelines must be followed, unless there are compelling operational reasons:

1. For each developed recreation site included in the NRRS, at least 60 percent of the units must be available for reservations. The rest of the units may be occupied on a first-come, first-served basis.
 - Reservation windows vary by type of site and are as follows:
 - Individual campsites: from 240 to 4 days prior to arrival date.
 - Group use areas: from 360 to 4 days prior to arrival date.

2. When the NRRS is utilized, the permit holder is responsible for on-site administration and will be required to:
- Obtain daily arrival reports (DARs) from the NRRS contractor each morning by establishing at least one central facsimile location, email address, or other means of obtaining and distributing DARs.
 - Develop a system for posting reservations at the sites so other visitors know which units are reserved.
 - Post and hold reserved sites for 24 hours.
 - Ensure that the party with the reservation is the party using the site.
 - Resolve any disputes over the use of reserved sites by drop-in campers.
 - Verify that visitors hold a Golden Age or Golden Access Passport or the America the Beautiful–National Parks and Federal Recreational Lands Pass (ATB Pass) authorized under the Federal Lands Recreation Enhancement Act (REA), 16 U.S.C. 16 U.S.C. 6801-6814, before giving the discount on fees for those passes (see section II.B).
 - Develop inventory data for sites being added to the NRRS, and update data for sites currently in the NRRS (including fees charged the public and temporary site closures). Submit data to the NRRS at least annually for data updates.
 - Communicate to the NRRS any emergency closures or other relevant operational changes as they occur.
 - Approve customer refunds as appropriate, and process them through the NRRS. NRRS refund policies can be found at <http://support.recreation.gov/>

Because reservations can be made up to a year in advance for group sites and up to 240 days in advance for family sites, the NRRS is currently accepting reservations for the 2017 operating season. Fees received by the NRRS for reservations after December 31, 2016 will be held by the Forest Service and distributed following issuance of a special use permit to the successful applicant. In the final year of the permit, fees will be held in the same manner until a new permit is issued. The permit holder will honor reservations made prior to issuance of the permit at the price in effect when the reservations were made.

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, or group use area 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, Military or Volunteer Pass.

The following is a list of expanded amenity fee sites covered by this prospectus where the 50 percent discount for Golden Age and Golden Access Passports, and Interagency Senior and Access passes applies:

Mandatory Sites

Monterey RD

Arroyo Seco Modern Campground
Arroyo Seco Primitive Campground
Bottcher's Gap Campground
Kirk Creek Campground
Nacimiento Campground
Plaskett Creek Family Campground
Ponderosa Campground

Santa Lucia RD

Cerro Alto Campground
Davy Brown Campground
Figueroa Campground
Nira Campground

Santa Barbara RD

Fremont Campground
Los Prietos Campground
Paradise Campground
Upper Oso Campground

Ojai RD

Wheeler Gorge Campground
Mt. Pinos RD
Ballinger Campground
McGill Family Campground
Mt. Pinos Campground
Reyes Creek Campground

Optional Sites

Monterey RD

China Camp Campground

Escondido Campground
Memorial Park Campground
White Oaks Campground

Santa Lucia RD

La Panza Campground
Navajo Flat Campground/OHV Staging Area

Ojai RD

Pine Mountain Campground
Reyes Peak Campground
Middle Lion Campground
Rose Valley Campground

Mt. Pinos RD

Campo Alto Campground
Chuchupate Campground

Standard Amenity Recreation Fee Sites Under REA. 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.

C. Camp Stamps

Camp stamps must be honored at their face value and submitted to the authorized officer for reimbursement.

D. Site Closures

The Forest Service reserves the right to close all or a portion of any area in this prospectus for repair; construction; floods, snow, extreme fire danger, or other natural events; wildlife protection; or risks to public health and safety. The Forest Service shall not be liable to the permit holder for lost revenue, operating costs, or any other losses resulting from these closures. However, for fee calculation purposes, the permit shall be placed in non-use status as provided by FSH 2709.11, section 31.23.

E. Administrative Use

If the Forest Service requires the permit holder to provide a service for the agency, the permit holder will be compensated for that use.

F. Applicable Forest Orders

Forest Orders may be issued to address a variety of management concerns on a particular forest. Sample orders related to the offering are identified in Appendix 4. Additional applicable forest orders may be issued in the future.

G. Fee Tickets and Compilation of Use and Revenue Data

The permit holder must provide fee tickets to visitors that include at least the following information:

- The site number and total amount paid.
- The date of issuance and number of days paid for.
- If a pass is used, the pass number.
- The number of people in the group.
- The number of vehicles and their license plate numbers.

The permit holder must provide use and revenue data to the Forest Service (see Appendix 5 of the prospectus for a sample use report). Use reports must be completed monthly and at the end of the operating season for each developed recreation site, provided that when the holder performs GT fee offset work in lieu of paying the land use fee in cash, use reports may be submitted quarterly, rather than monthly. At a minimum, monthly and year-end use reports must include:

- The total number of units occupied based on daily counts.
- The total number of people based on daily counts.
- The percentage of occupancy by month.
- Total recreation fee revenue.
- Total fee revenue for other goods and services.
- The total number of Camp Stamps collected.
- The total number of passes used.

In addition, year-end use reports must include:

- Total fee revenue collected under the NRRS.
- Total taxes paid.
- Total gross revenue.
- Total net revenue.

H. Customer Service Comment Cards

The permit holder must provide a customer service comment card to visitors at each developed recreation site (see Appendix 5 of the prospectus).

I. Performance Evaluations

At a minimum, the Forest Service will perform a year-end performance evaluation within four months of the close of the operating season (see Appendix 6 of the prospectus). An unsatisfactory rating may be cause for suspension or revocation of the special use permit. Sustained satisfactory performance is required for a permit extension.

J. Accessibility

The Architectural Barriers Act of 1968 (ABA) and Section 504 of the Rehabilitation Act of 1973 require new or altered facilities to be accessible, with few exceptions. In 2004, the Architectural and Transportation Barriers Compliance Board (Access Board) issued revised accessibility guidelines for buildings and facilities subject to the ABA and the Americans with Disabilities Act (ADA). These new guidelines are called the ADA/ABA Accessibility Guidelines. In 2006, the Forest Service issued the Forest Service Outdoor Recreation Accessibility Guidelines (FSORAG). The FSORAG addresses types of recreational facilities, including developed recreation sites that are not covered by ADA/ABA Accessibility Guidelines.

Any Government maintenance, reconditioning, renovation, or improvement (see section III.C) must meet ADA/ABA Accessibility Guidelines, where applicable, as well as the FSORAG.

The FSORAG and the ADA/ABA Accessibility Guidelines are posted on the Forest Service's website at <http://www.fs.fed.us/recreation/programs/accessibility>. Questions regarding ADA/ABA Accessibility Guidelines may be referred to the Access Board at www.access-board.gov. Questions regarding the FSORAG may be referred to the accessibility coordinator for the local National Forest.

The permit holder is responsible for ensuring effective communication with visitors with disabilities, including persons with impaired vision or hearing, so that all visitors may obtain information on accessible services, activities, and facilities.

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.

Group Site Capacity

The capacity established for group sites is as follows:

- **Arroyo Seco Group Campground** will accommodate up to 50 people and 10 vehicles.

- **Plaskett Creek Group Campground** has three sites that will accommodate up to 40 people and 10 vehicles each.
- **Sage Hill Group Campground** has five sites, four of which accommodate up to 50 people and 10 vehicles each. The fifth site is exclusively for equestrian use and will accommodate up to 60 people and 10 vehicles.
- **Holiday Group Campground** will accommodate up to 50 people and 10 vehicles.
- **McGill Group Campground** has two sites one of which will accommodate up to 80 people and one which will accommodate up to 60 people. Both accommodate up to 10 vehicles.

Day Use Site Capacity

The capacity established for day use sites is as follows:

Monterey Ranger District	PAOT (persons at one time)
Mill Creek Day Use	21
Pfeiffer Beach Day Use	215
Sand Dollar Day Use	163
Willow Creek Day Use	28

Santa Barbara Ranger District	PAOT (persons at one time)
Falls Day Use	125
First Crossing Day Use	383
Live Oak Day Use	170
Lower Oso Day Use	135
Red Rock Day Use	140
Sandstone Day Use	85
White Rock Day Use	135
Red Rock Trailhead	148

L. Stay Limit

Campers at overnight sites will be limited to a 14-day stay limit during any consecutive 30 day period.

M. Fees Charged to the Public

The permit holder may charge the public fees only to the extent that the Forest Service can charge recreation fees under REA. All recreation fees must be specified per developed recreation site. The holder must honor the proposed pricing through the first

full operating season. Thereafter, the holder may propose price adjustments with justification.

Permit holders may not charge for any of the following:

- Solely for parking, undesignated parking, or picnicking along roads or trailsides.
- General access, unless specifically authorized by REA.
- Dispersed areas with low or no investment, unless specifically authorized by REA.
- Persons who are driving through, walking through, boating through, horseback riding through, or hiking through NFS lands without using the recreational facilities and services for which a fee is charged.
- Camping at undeveloped sites that do not provide the minimum number of facilities and services prescribed by REA.
- Use of overlooks or scenic pullouts.
- Travel by private, noncommercial vehicle over any national parkway or any road or highway in the Federal-aid System that is commonly used by the public as a means of travel between two places, either or both of which are outside an area in which recreation fees are charged.
- Travel by private, noncommercial vehicle, boat, or aircraft over any road, highway, waterway, or airway to any land in which the person traveling has a property right, if the land is in an area in which recreation fees are charged.
- Any person who has a right of access for hunting or fishing privileges under a specific provision of law or treaty.
- Any person who is engaged in the conduct of official federal, state, tribal, or local government business.
- Special attention or extra services necessary to meet the needs of the disabled.

N. Law Enforcement

Forest Service Manual (FSM) 2342.1, Exhibit 01, addresses the law enforcement authorities and responsibilities of concessionaires, state and local law enforcement agencies, and the Forest Service at concession campgrounds. See Appendix 7 of the prospectus.

Applicants are encouraged to read and understand Appendix 7 and enter into agreements with the appropriate law enforcement agency(s) for additional law enforcement support for visitor compliance at high use recreation sites (Peiffer Beach, Arroyo Seco, and Lower Santa Ynez). This support would be beyond that needed for routine visitor compliance needs normally met by campground hosts and managers. The applicant would provide funding for additional law enforcement support from either the local county sheriff offices, California State Parks, California Highway Patrol, or the Forest Service. This agreement would increase law enforcement assistance to the concessionaire during holidays and high use periods.

O. Other Pertinent Information

Employee Housing

On the Monterey Ranger District, the permittee may utilize the following areas for employee housing. These sites are in addition to host sites and could be used by other employees.

In Plaskett Creek Campground, the permittee has the option to use sites 1, 2, 3, 4 and 5 for employee housing.

In the Arroyo Seco Recreation Area, the permittee has the option to use sites 1, 2 and 6 in the Forest Service Administrative Site for employee housing.

Concessionaire employees must be in a self-contained vehicle, such as a trailer or motorhome. Hookups are available. No tents or vans are permitted. Employee housing sites must be neat, clean and well maintained.

All above facilities will be covered by the concession permit and addressed in the operation and maintenance plan.

Resource Concerns

Reyes Creek Campground has been invaded by a fast growing invasive species known as Tree of Heaven (*Ailanthus altissima*). District personnel have been actively removing and attempting to control the spread and growth of the species within the campground. The permit holder will be expected to remove this plant within the campground boundary in an acceptable and approved manner as part of the annual maintenance.

Endangered Species

There are several wildlife species such as the California red-legged frog, and western pond turtle in the Lower Santa Ynez Recreation Area that are either protected under the Endangered Species Act or considered Forest sensitive species. Protection measures may be necessary within the permit areas during the term of the permit. Possible protection measures may include fencing and signing these areas. The permit holder will be required to work with the Forest Service if protection measures are necessary.

Hazard Tree Removal

The permit holder will conduct pre-season inspection of the campgrounds to identify existing and potential hazards, including hazard trees. The permit holder also will be responsible for monitoring and identifying hazard trees during the operating season. After securing written approval from the authorized officer, the permit holder's financial responsibility for removing hazard trees and associated slash will not exceed 1% of annual gross revenue. The annual operating plan will address appropriate disposal of hazard trees and slash.

Butane and Propane Installations

For safety and regulatory reasons, the permit holder is not allowed to install or store bulk butane or propane.

Updated Water Regulations

The United States Environmental Protection Agency (US EPA) has revised the 1989 Total Coliform Rule. The Revised Total Coliform Rule (RTCR) will become effective on April 1, 2016. The RTCR is part of the Safe Drinking Water Act and the Forest Service (FS) must comply with the new requirements.

The RTCR retains the requirement for total coliform monitoring and requires a Level 1 or Level 2 Assessment to be conducted if certain conditions indicate that the water system might be vulnerable to contamination and the correction of sanitary defects within a required timeframe. Assessments must be submitted to the primacy agency (State or County) within 30 days of the water system learning that a Level 1 or Level 2 assessment has been triggered.

Level 1 Assessments will be performed by the permit holder while Level 2 Assessments can only be performed by person(s) approved by the primacy agency (State or County). The permit holder is responsible for ensuring both assessments (if required) are conducted. A copy of the qualification requirements for performing Level 1 and Level 2 Assessments can be obtained from the primacy agency (State or County).

The RTCR also identifies start-up and routine monitoring requirements for seasonal systems. For seasonal systems, the permit holder is required to perform and certify completion of state-approved start-up procedures prior to serving water to the public.

See Appendix 9, page 20, Operation of Federally Owned Drinking Water Systems for additional information.

III. Special Use Permit

In exercising the rights and privileges granted by the special use permit, the permit holder must comply with all present and future federal laws and regulations and all present and future state, county, and municipal laws, regulations, and other legal requirements that apply to the permit area, to the extent they do not conflict with federal law, regulation, or policy. The Forest Service assumes no responsibility for enforcing laws, regulations, and other legal requirements that fall under the jurisdiction of other governmental entities.

A. Permit Term

The permit term will be for up to 5 years, with an option to extend the term for up to an additional 5 years at the sole discretion of the authorized officer. The decision to extend the term will depend, in part, on sustained satisfactory performance of the permit holder. Upon expiration of the permit, continuation of the permitted activity will be at the sole

discretion of the authorized officer and will be subject to a competitive offering. A new prospectus will be issued during the final year of the permit term.

If the decision to select a permit holder is appealed, a permit will not be issued until the appeal has been resolved, unless operation is needed during the appeal, in which case a permit with a term of one year or less may be issued.

B. Permit Holder Responsibilities

This section highlights the requirements of the special use permit, which is contained in Appendix 9 of the prospectus. Applicants are responsible for familiarizing themselves with all permit requirements that govern the operation covered by this prospectus.

Responsibility for Day-to-Day Activities

As a general rule, the holder will be required to conduct the day-to-day activities authorized by the permit. Some, but not all, of these activities may be conducted by someone other than the permit holder, but only with the prior written approval of the authorized officer. The permit holder will continue to be responsible for compliance with all the terms of the permit.

Permit Holder-Furnished Supplies and Equipment

The permit holder will be required to provide all vehicles, equipment, and supplies necessary to operate the authorized developed recreation sites in accordance with the special use permit.

Holder-Furnished Vehicles

The permit holder may not use all-terrain vehicles, motorcycles, or motor-bicycles in the campgrounds. The holder may propose use of golf carts or other similar vehicles to facilitate daily maintenance of the facilities. If authorized, carts must stay on designated roads or trails while driving between sites or loops.

Holder Maintenance, Reconditioning, or Renovation (MRR)

Maintenance, reconditioning, and renovation are defined in the permit (FS-2700-4h, clause IV.E.1(a), (c)). Holder MRR is defined as maintenance, reconditioning, or renovation that neither materially adds to the value of the property nor appreciably prolongs its life. The work serves only to keep the facility in an ordinary, efficient operating condition. From an accounting or tax perspective, it is work that may be expensed, but not capitalized. In fulfilling these responsibilities, the holder must obtain any licenses and certified inspections required by regulatory agencies and follow state and local laws, regulations, and ordinances and industry standards or codes applicable to the permitted operation (FS-2700-4h, clause IV.E.1(d)). The permit holder, at its expense, will be required to perform holder MRR under a holder MRR plan (FS-2700-4h, clause II.D). The holder MRR plan will describe required holder MRR and its frequency. The holder MRR plan will become part of the permit holder's annual operating plan.

C. Granger-Thye Fee Offset Agreement

The federal government owns all the improvements at the developed recreation sites covered by this prospectus. Under Section 7 of the Granger-Thye (GT) Act and the terms of the permit, the permit fee may be offset in whole or in part by the value of Government maintenance, reconditioning, renovation, and improvement (MRRI) performed at the permit holder's expense. Government MRRI is defined as maintenance, reconditioning, renovation, or improvement that arrests deterioration, improves and upgrades facilities, and appreciably prolongs the life of the property. Government maintenance, reconditioning, renovation or improvement, whether performed by the holder or the Forest Service, shall be performed at the sole discretion of the authorized officer. See Appendix 10 of the prospectus and FS-2700-4h, clause IV.E.

All Government MRRI shall be enumerated in an annual GT fee offset agreement signed by the holder and the Forest Service in advance of the operating season (see Appendix 11 of the prospectus and FS-2700-4h, Appendix B). Alternatively, a multi-year GT fee offset agreement can be prepared for consolidated fee payments. A list of sample Government MRRI projects is included in Appendix 12 of the prospectus.

Either the holder or the Forest Service may perform GT fee offset work. This determination will be made annually. When the holder performs GT fee offset work, if it includes construction that costs more than \$2,000, it is subject to the Davis-Bacon Act and the fee offset agreement must contain Davis-Bacon Act wage provisions. Additionally, indirect costs may be offset provided the holder submits either a currently approved indirect cost rate or accounting procedures and supporting documentation to determine an indirect cost rate (see Appendix 12 of the prospectus).

The holder's claims for GT fee offset must be documented using the FS-2700-4h, Appendix G, Granger-Thye Fee Offset Certification Form (see Appendix 13 of the prospectus). This form requires the holder to itemize allowable costs incurred for an approved GT fee offset project and to certify the accuracy and completeness of claims.

When the Forest Service performs GT fee offset work, the holder will deposit fee payments into a CWFS account. The Forest Service will perform GT fee offset work under a collection agreement and offset those costs against the permit holder's annual permit fee (see FS-2700-4h, clause IV.E.3, and Appendix 14 of the prospectus). The Forest Service's indirect costs may be offset at the agency's approved rate. The Forest Service and the holder will agree on the work to be performed in advance of each operating season.

D. Insurance

Liability Insurance

The successful applicant must have liability insurance covering losses associated with the use and occupancy authorized by the permit arising from personal injury or death and third-party property damage in the minimum amount of \$100,000 for injury or death

to one person per occurrence; \$300,000 for injury or death to more than one person per occurrence; and \$25,000 for third-party property damage per occurrence, or in the minimum amount of \$300,000 as a combined single limit per occurrence. Insurance policies must name the United States as an additional insured (see Appendix 9 of the prospectus and FS-2400-4h, clause III.I).

IV. Application

A. Instructions for Submitting Applications

Applicants must submit a written application for all required recreation sites and may include the optional sites offered in this prospectus.

Applicants are strongly encouraged to visit the sites at least once before submitting an application (see Appendix 1, vicinity and area maps and maps of developed recreation sites). The Forest Service will provide tours of the recreation sites during the week of May 2, 2016. The tour schedule and RSVP instructions will be posted on the Los Padres National Forest web page.

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 Bob Baird, Forest Supervisor, Attention: Jeff Bensen, 6750 Navigator Way, Suite 150, Goleta, CA 93117. Applications must be received by close of business (4:30 p.m.) on June 15, 2016.

Applicants must submit four (4) copies of their application package and supporting documents, including their business plans. The application packages must be hard copies, electronic copies will not be accepted. Organization of the application package should mirror the criteria listed under “D. Evaluation of Applications” and it is strongly recommended that each component be clearly labeled or tabbed. Two (2) hard copies of the business plan must also be submitted as separate 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.

Applicants should contact Jeff Bensen at 805-961-5744 or jbensen@fs.fed.us regarding any questions related to this prospectus.

B. General Terms, Qualifications, and Reservations

All applicants have an equal opportunity to apply. Except for members of Congress, Resident Commissioners, and current Forest Service employees, any individual or entity may apply.

The Forest Service does not guarantee a profitable operation. Rather, applicants are responsible for reviewing the prospectus and making their own determination concerning business viability.

The Forest Service will select the application that offers the best value to the Government. The Forest Service reserves the right to select the successful applicant based on a trade-off between the fee to the Government and technical merit.

The Forest Service is not obligated to accept the application with the highest return to the Government.

The Forest Service reserves the right to select the successful applicant based solely on the initial application, without oral or written discussions.

The Forest Service reserves the right to reject any or all applications and to rescind the prospectus at any time before a special use permit is issued.

Any oral statement made by a representative of the Forest Service shall not modify the requirements of this prospectus. If it is determined that an error or omission has been made or additional information is required, a written amendment will be sent to each person or entity receiving a copy of this prospectus.

If there is a conflict between the terms of the prospectus and the special use permit, the terms of the permit will control.

The Forest Service is proposing a revision to FSM 2344.3 to address how passes and passports are honored in the concession program. The agency reserves the right to amend the special use permit consistent with any change to that directive. In addition,

the Forest Service reserves the right to amend the special use permit, to make it consistent with applicable laws and regulations, including REA; other Forest Service directives; or other management decisions.

The information contained in applications will be kept confidential to the extent permitted under the Freedom of Information Act (5 U.S.C. 552) and the Privacy Act (5 U.S.C. 552a).

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.
- Financial resources.
- Fees charged to the public.
- Fee to the government.
- Inclusion of optional sites (if applicable)
- Initial processing fee.

1. Proposed Annual Operating Plan (Including Required and Optional Services)

Applicants must submit a proposed annual operating plan that addresses all required and optional services. Applicants must utilize the sample annual operating plan (see Appendix 9 of the prospectus) to organize their response to this section. The successful applicant's proposed operating plan will be attached to and become a part of the special use permit.

Applicants must specify whether another party will assist with any of the operational aspects of the concession, and if so, must include the other party's name, address, telephone number, email address, and relevant experience.

Below are highlights of what needs to be addressed in the proposed annual operating plan. For more detail, see the sample annual operating plan in Appendix 8 of the prospectus.

Operating Season

Applicants need to propose the period in which they will operate the sites listed in the prospectus. All sites must be open and operational seven days per week during the minimum operating season, unless a Forest Service closure order is in effect.

Staffing

Applicants must address appropriate staffing to meet customer service and cleanliness standards. The holder will be responsible for furnishing all personnel for the developed recreation sites and for adequately training and supervising their activities under the terms of the permit. The holder must meet requirements of federal and state laws governing employment, wages, and worker safety. Applicants should address worker

hours and schedules. Applicants also should address staff training for effective customer service, conflict resolution, area-specific emergency procedures, and dissemination of recreation and tourism information.

Supervision and Management

Applicants must designate an individual to serve as the agent of the holder for purposes of administration of the permit by the Forest Service. The designated agent must periodically review attendant performance on site and must be available to resolve repair needs within 24 hours of discovery or notification. The holder will be responsible for the conduct of its employees, including preventing conduct prohibited by 36 CFR part 261, Subpart A, and ensuring that employees are not under the influence of intoxicating beverages or narcotic drugs while on duty or representing the holder. Applicants also must include a policy for removing employees who engage in inappropriate conduct.

Uniforms and Vehicle Identification

Applicants should describe employee uniforms, insignia, name tags, and the applicants' policy for ensuring a clean, professional appearance by staff while on duty. The holder's employees may not wear any component of the Forest Service uniform. Additionally, applicants should address their policy for vehicle maintenance and appearance; types of vehicles to be used for operations (vehicles may not be driven off designated roads or trails); and signage to identify the concessionaire to the public.

2. Business Plan, Business Experience, and References

Applicants must submit a business plan utilizing the format in Appendix 15 of the prospectus. This part of the application package must be a separate document. The business plan provides a thorough analysis of an applicant's vision of the proposed business. A good business plan is essential for running a successful business, maintaining and improving the business, and raising needed capital.

Applicants must furnish a detailed description of their experience relating to operating and maintaining developed recreation sites (e.g., campgrounds, beaches, and marinas). The description must include experience in private business, public service, or any nonprofit or other related enterprises. Applicants are encouraged to contact their local SBDC if they need assistance in completing their business plans. Alternatively, applicants who have already received a review of their business plan from an SBDC or the Forest Service for the current fiscal year may submit a copy of the review report.

SBDC Review

All business plans will be independently reviewed by an SBDC. Applicants are required to submit copies of their business plan with their application package and two (2) additional copies specifically for the SBDC. If an applicant's current fiscal year business plan has already been reviewed by an SBDC, the applicant may submit a copy of the review report.

Along with a business plan, applicants also must submit a bank draft, money order, or cashier's check in the amount of \$150.00, made payable to El Camino College

Foundation. Applicants submitting a current fiscal year review report by the Forest Service or an SBDC need not enclose payment.

Performance Evaluations

Applicants who have experience in managing Forest Service or other Government concessions must provide copies of the most recent annual written performance evaluations for each Forest Service or other concession the applicants have operated or are operating.

References

Applicants also must furnish three business references with names, addresses, telephone numbers, and email addresses in support of relevant business experience. These references will be contacted for information regarding applicants' past performance. In addition, the Forest Service may consider past performance information from other sources.

3. Financial Resources

Applicants must submit a complete set of all financial statements for the last three fiscal years that have been audited, reviewed, or compiled by a certified public accountant (CPA). For any financial statements that were only compiled by a CPA, applicants must complete FS-6500-24, Financial Statement (see Appendix 16 of the prospectus) for certification of the accuracy of the financial statements.

Applicants must complete FS-6500-24 for any of the last three fiscal years they were in business for which a financial statement was not audited, reviewed, or compiled by a CPA. An applicant who has had a financial ability determination (FAD) conducted within the past year should include a statement to that effect along with the forest name, contact name and telephone number. Additionally, applicants must identify any pending applications or new permits obtained from the Forest Service since the FAD was completed.

In completing FS-6500-24, LLCs must list the name of the company in block 1, the names and interests of the principals in block 5, and their members should be listed in block 6. In addition, LLCs must complete the certification in Part (D)(1) of FS-6500-24.

An applicant who has not been in business for the last three fiscal years, and therefore cannot submit audited, reviewed, or compiled financial statements or an FS-6500-24, must submit three fiscal years of projected financial statements compiled by a CPA using the forecast method.

Any financial information submitted by applicants must conform to generally accepted accounting principles (GAAP) or other comprehensive bases of accounting. Any previously prepared financial documents that are submitted must be un-redacted and in their original form, including footnotes.

Applicants must show at least 25 percent of the first year's operating costs in liquid assets. Liquid assets are assets that are readily converted into cash.

Applicants also must complete blocks 1 through 5 of form FS-6500-25, Request for Verification (see Appendix 17 of the prospectus) and submit the signed and dated form with the application. The Forest Service will forward the FS-6500-25 for the most qualified applicant to the Albuquerque Service Center for processing. The auditor assigned to conduct the FAD will send a copy to each financial institution with which the applicant does business. The financial institutions must complete blocks 6 through 15 of the form and mail the completed form to USDA Forest Service, Albuquerque Service Center, Attention: Audits Branch, 101B Sun Ave NE, Albuquerque, NM, 87109.

4. Fees Charged to the Public

Applicants must provide a list of all fees they propose to charge to the public for the first three years of operation, including fees for required and optional services (see Appendix 8, Sample Annual Operating Plan, for a list of required and optional services). Discuss any variable pricing, discounts, and passes. All proposed fees to be charged to the public also must be included in the business plan as an income item.

The Forest Service reserves the right to regulate the rates charged to the public.

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 \$50,316.00 per year. 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 if the permit is extended for five years.

Minimum Fee Calculation

Year	Gross Revenue
2012	\$1,317,881
2013	\$1,457,996
2014	\$1,536,922
Total	\$4,312,799

Total gross revenue ÷ 3 = average gross revenue

$\$4,312,799 \div 3 = \$1,437,600$

Average gross revenue multiplied by the current 30-year Treasury bond rate equals the minimum annual fee. The 30-year Treasury bond rate is 3.5% percent.

$\$1,437,600 \times 0.035 = \$50,316$ 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 up to 5 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 MRRRI, performed at the permit holder's expense in accordance with a GT fee offset agreement (see Section III of the prospectus).

6. Other Evaluation Criteria

The applicants must identify any of the optional sites that they wish to include in the permit. Sites that are to be included will need to be identified in the sample operating plan.

7. Application Fee

Cost Recovery

Applications submitted in response to this prospectus are subject to cost recovery pursuant to 36 CFR 251.58(c)(1)(ii) and (c)(3)(iii). Applicants must submit a processing fee of **\$700.00** to cover the cost of the prospectus and review of the application.

Payments due the United States for this application must be paid in the form of a bank draft, money order, or cashier's check payable to the USDA-Forest Service. Payments will be credited on the date received by the designated Forest Service collection officer or deposit location. Additionally, the selected applicant will be responsible for the costs of preparing and issuing the permit and conducting a FAD, unless the Forest Service has conducted a FAD for the applicant within the past year. If a FAD has been completed for the applicant within the last 12 months, the applicant will be responsible

for the cost of adjusting it to reflect any change this selection will have on the applicant's financial ability.

D. Evaluation of Applications

A Forest Service evaluation panel will evaluate each application utilizing the fixed weight method.

The following evaluation criteria are listed in descending order of importance:

- Proposed annual operating plan (including required and optional services).
- Business plan, business experience, and references.
- Financial resources.
- Fees charged to the public.
- Fee to the Government.

The Forest Service will consider only the applicant's written application package and any past performance information obtained by the Forest Service. During the evaluation process, the evaluation panel may contact any references, including all federal, state, and local entities that have had a business relationship with the applicant. The evaluation panel also may consider past performance information from other sources.

The evaluation panel will make a recommendation to the authorized officer as to which applicant offers the best value to the Government. The authorized officer will make the selection decision. All applicants will be notified of the successful applicant via certified mail.

The Forest Service will conduct a FAD on the selected applicant as a prerequisite to issuing a special use permit, unless the agency has a current fiscal year FAD conducted by the Albuquerque Service Center or SBDC for another Forest Service unit.

The Forest Service reserves the right to reject any and all applications.

The Forest Service reserves the right to rescind the prospectus at any time before a special use permit is issued. If the Forest Service rescinds the prospectus, application fees will be returned.

V. Post-Selection Requirements

Once an applicant has been selected, the following information must be submitted and approved by the Forest Service prior to issuance of a special use permit:

- A final annual operating plan containing all the items included in the annual operating plan submitted in response to the prospectus.
- An annual GT fee offset agreement.
- Documentation of required liability insurance and, if applicable, property insurance.

- Documentation of bonding, if applicable.
- Required deposits and advance payments (see Appendix 10 of the prospectus and FS-2700-4h, clause IV.C.1).
- Documentation that utility services have been obtained in the name of the selected applicant.
- A state business license and any other required federal, state, or local certifications or licenses.

The successful applicant will be required to submit all these items within 30 days of the date of the selection letter. If these requirements are not met within the 30-day period, a special use permit will not be issued. The applicant who receives the next-highest rating may then be selected for the special use permit, subject to the same requirements.

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.