

Los Padres National Forest Recreation Site Prospectus Questions and Answers 2016

5/27/2016

QUESTION	ANSWER	
General questions.		
What is the last day to post Questions and Answers?	We will respond to questions received by June 8, 2016.	
Can you provide last three years occupancy numbers?	Do not have occupancy numbers. Only have annual revenue by Ranger District.	
2015 Revenues – Can you provide.	Our staff is unable to provide the 2015 revenues.	
Whose responsibility is it to remove hazard trees that have been infected when large stands need to be removed? Or from a drought year.	The concession permit holder is responsible for identifying and removing hazards trees within the permitted site boundaries. Permit holder financial responsibility limit for hazard tree removal is limited to 1% of annual gross revenues. (See page 66 of prospectus.)	
Are Tourists Taxes included?	We are not sure what this question is asking. Please contact us at the Los Padres NF to clarify this question.	
Would like more time to consider the bid – June 15 th deadline too close.	The deadline cannot be extended and still meet the November 1, 2016 permit issue date.	
Monterey Ranger District Area		
Mill Creek and Willow Creek Day Use Areas, free to the public. Presently maintained by the concessionaire - Can this be added to the prospectus as a fee location?	Willow and Mill Creek DUAs are mandatory sites. Yes, it is expected that proposals will include charging use fees at Mill Creek and Willow Creek day use areas.	
Will there be a possible fee increase? - Needed by potential bidders due to increase in minimum wage and other related issues.	Fees to the public are a proposal item. Permit holders must honor the proposed pricing through one full operating season. (See the Prospectus Page 64 “Fees Charged to the Public”.)	
Generator at Plaskett Creek Campground. Does it belong to PMC or FS?	The Los Padres NF owns the generator.	
Separate reporting of fees collected at Nacimiento and Ponderosa Campgrounds -presently shown as combined.	We do not have separate income information for these two campgrounds.	
Use numbers for Memorial, Escondido, White Oak and China Camp Campgrounds?	We do not have occupancy numbers for these sites.	
Memorial Campground - can the open area near the trailhead parking and adjacent to sites 1 & 2 be used as a group site?	Not at this time. Adding additional site capacity will require a new site plan and environmental review.	
Status of Indian Station for possible use by concessionaire?	No. The Forest Service is currently utilizing the buildings.	
Day Use fee at Memorial and Escondido Campgrounds - can this be added to the prospectus?	Applicants can propose a parking fee as well as a camping fee at these two sites.	
Escondido Campground - maintenance of corral concessionaire or FS?	The Forest Service is responsible for the maintenance. The corrals are not within the site boundary.	
China Camp and White Oak Campgrounds - who will be responsible for maintaining the roads at or within these sites?	Roads within the campgrounds are the responsibility of the concessionaire.	

Sliding fee scale - can fees be higher or raised on weekends at popular spots? The example given was at rec site near Las Vegas - \$20 weekend, \$15 weekday	The applicant is free to propose a variable fee schedule if they choose.	
Arroyo Seco Group Site PAOT's?	50 PAOTS	
Santa Lucia Ranger District		
Adventure Passes – Can a fee be charged at the entrance to an area to capture all users?	No. Area fees cannot be charged. The Los Padres NF does not have authorization to charge fees for areas. The Adventure Pass will not be used as a fee method by the concessionaire. (See the Prospectus page 18, paragraph 5 – Adventure Pass will not be used; and page 65 “Fees Charged to the Public”, bullet #2.)	
Santa Barbara Ranger District		
Lower Santa Ynez - What is the minimum operating season required	The minimum operating season is listed in the prospectus for each site. (See the Prospectus page 33.)	
Wheeler Gorge/Rose Valley Area		
I see solar lights on the restrooms at Wheeler Gorge CG. Is there also regular power service to these buildings?	A few years ago the main power supply to the buildings failed. There was apparently a short in the line. After an extensive search, the short could not be found. In order to provide security lighting inside the toilet buildings, the existing solar lights were added. A small solar panel feeds a single battery inside the light. The lights are currently set to light for two minutes based on a motion sensor. Waving ones arms re-lights them. There is no other electrical use or demand at these buildings.	
How will payment for trash service be handled in the Rose Valley Recreation Area?	The concessionaire will only be responsible for paying for the roll-off dumpster that is the collection point for all trash from the two campgrounds in the prospectus. The Forest Service will arrange and pay for a trash collection system for the trailhead and two day-use areas	
Mt Pinos Ranger District		
Since Ballinger is primarily an OHV area, the bidders felt that their liability insurance will be greater and have increased premiums due to the type of use there.	The site is officially a campground. OHV riding is allowed only to access and return from the OHV trails. It is not legal to use the campground as an OHV riding area. It is up to the concessionaire to enforce the rule and regulations.	
Is it possible to re-define the Ballinger CG footprint and only include the area where actual camping/staging activities occur excluding the portion up the canyon on the eastside of the CG that does not have facilities these uses do not occur?	We will not redefine the boundary of the site at this time.	
Is it possible to change Ballinger from a Mandatory site to an Optional site?	No. It was included in the prospectus and will not be removed as an optional site.	
Ballinger would be more attractive to bidders if the site plan were completed and all the improvements ie SSTs, tables, firerings, etc planned for the site were installed and the bidders could see how they are situated on the ground. Right now it is a “work in progress” and harder to visualize.	We will not change the Ballinger boundary at this time. The facility in process of upgrading and a complete site plan will be developed. Future fee offset funds can be used to assist in upgrading the site.	
Since the normal use by the public at Ballinger is different than most CGs, ie larger groups cluster	Charge by the vehicle.	

<p>around the firerings/tables camping/recreating together, how would the concessionaire charge for the use....by the person, by the car full, by the group...???</p>		
<p>McGill CG and Group Camps: The two Group Camps at this site are currently under the reservation system, is it possible to put the individual campsites into the reservation system also??? Same question may be applicable for other campgrounds in the prospectus.</p>	<p>Yes. NRRS requires a minimum of 60 percent on reservation system. A higher number of sites can be requested with approval by the Forest Service.</p>	
<p>Campo Alto: The tour group could not get to the facility because of a late snow fall. Photos of the site will be provided with a recent site condition inspection document.</p>	<p>See separate photos and site inspection of Campo Alto.</p>	