

Lake Tahoe Basin Management Unit Responses to Camp Richardson Resort Prospectus Questions:

Dated February 24, 2023

The following are responses to questions submitted to the Forest Service regarding the Camp Richardson Resort Prospectus:

1. Are there zoning jurisdictions that the applicant must take into consideration when planning improvements that require construction, remodeling, or rebuilding?
 - It is the responsibility of the permit holder to research local building codes and other regulations.
2. Who owns the name “Camp Richardson Resort?”
 - The USDA Forest Service owns the name.
3. Does the Forest Service wish for the operation to retain the trade name ““Camp Richardson Resort?”
 - The facility has operated as Camp Richardson since the 1920’s. The Forest Service intends for the facility to operate as Camp Richardson Resort.
4. Who owns the name “Beacon Bar and Grill?”
 - The Forest Service will research this question and will provide clarity prior to issuance of the new special use permit.
5. Does the Forest Service wish for the restaurant to retain the name “Beacon Bar and Grill”?
 - Changing the name of the restaurant may be considered.
6. In Appendix 7, the performance evaluation provided is entitled “Campground Concessionaire Performance Evaluation.” Does the Forest Service have a Resort Concessionaire Performance Evaluation?
 - The performance evaluation provided in Appendix 7 is a sample and is included to illustrate what to expect in an evaluation. The Forest Service does not have a Resort-specific Concessionaire Performance Evaluation.

7. Appendix 9, Part 21 Performance Evaluations, says, “The proposed annual operations plan must provide for the Forest Service, to the extent deemed feasible and appropriate by the Forest Service, to conduct a performance evaluation during the applicant’s annual operating season and, to the extent deemed feasible and appropriate by the Forest Service, to conduct a follow-up performance evaluation before the end of the holder’s annual operating season to determine whether any noncompliance identified during the mid-season performance evaluation has been corrected.” Can the Forest Service clarify what is meant by “mid-season” and “annual operating season” since Camp Richardson is a year-round resort?
 - Permit administrators conduct periodic site visits to ensure operations are in compliance with the special use permit as well as the approved operating plan, that serve as performance evaluations.
8. Does the Forest Service wish for the entire Camp Richardson Resort to remain a “no pets” facility? Would the Forest Service be agreeable to having pets in designated areas of the resort – specific cabins or lodging rooms, campgrounds, or RV park, etc.?
 - The current policy regarding pets is that of the current concessionaire. Any proposals for a different policy regarding pets at the resort will be evaluated by the Forest Service.
9. Does the Forest Service wish for the lodge to be without televisions in the rooms for the new permit?
 - The Forest Service has no requirement for rooms to include or not include televisions, this is at the discretion of the permit holder.
10. Will the operator be required to use Recreation.gov for reservations for the cabins, lodge rooms, and house?
 - Utilization of Recreation.gov is required for management of campsites and cabin reservations. To provide consistency for the public, use of this service is strongly recommended also for lodge motel room and Richardson House reservations.
11. Appendix 9, part 5 says, “The proposed annual operating plan must provide for compliance with form FS-2700-4h, Appendix F, Operation of Federally Owned Drinking Water Systems” but there is no Appendix F included in the prospectus.
 - Appendix F, Operation of Federally Owned Drinking Water Systems has been posted on the internet along with other responses to submitted questions: <https://sam.gov/opp/0f95e71731014719bcb3fd553a338ccd/view>

12. Please describe the current method for collecting parking fees at the resort.
- Presently there is a kiosk located in the middle of Jameson Beach Road, past the General Store parking lot entrance. Fees at this kiosk are collected by resort staff and cars are permitted to pass through. No hang tags are used currently.
13. On page 7 of the Prospectus, under “Roads and Bike Paths,” in the description of the Jameson Beach Road repaving project, it states, “This project will eliminate all parking along the road and parking will be available in the new lot that was constructed in 2022.” Can the Forest Service verify that the new lot has been constructed?
- The parking lot was built in 2022. For further details on this parking lot, please see the responses to submitted questions dated November 29, 2022:
<https://sam.gov/opp/afef9b2584b44a90a89156a68c8b0bec/view>
14. Can we use 30 years to calculate fee consolidation? The RFP uses 30 years in example given.
- The description in the Camp Richardson Prospectus is an example. Final determinations are made by the Authorized Officer. The permit term will be 20 years, with Authorized Officer discretion to extend up to an additional 10 years.
15. Please provide revenue by department for the last 3 years.
- This information is currently not available.
16. Please provide monthly occupancy for the last year (or all periods available).
- This information is not available.
17. Please provide monthly revenue for the last year (or all periods available).
- This information will not be available prior to the application due date.
18. Please provide 2022 revenue.
- This information will not be available prior to the application due date.
19. What is the total bike path length?
- The length of the bike path between West Way and the Spring Creek Tract entrance is approximately 2.6 miles.

20. What is the length of the road to be maintained?
- This information is not available.
21. Is it required to have someone onsite 24/7 at the campgrounds or have it staffed 24/7. Would a host living onsite that works 40 hours/week qualify as having 24-hour presence per the RFP?
- The permittee is responsible for facility management 24 hours per day, 7 days per week. 24 hour on-site presence is encouraged. As stated in the Camp Richardson Resort Prospectus in Section 4.3, applicants should address worker hours and schedules as well as staff training for effective customer service, conflict resolution, area-specific emergency procedures, and dissemination of recreation and tourism information.
22. Please provide more detail on the revenue breakdown between different parts of the operation.
- This information is currently not available.
23. Can the Granger-Thye Fee Offset rate be different for different types of revenue, e.g., one rate for store and food service vs. another rate for camping and lodging?
- Per Section 4.3 of the Camp Richardson Resort Prospectus, the required Minimum Annual fee for Camp Richardson Resort will be eight percent of adjusted gross revenue (AGR). A higher fee may be proposed. Any proposals will be evaluated by the Forest Service.
24. Are all cabin and hotel reservations handled through recreation.gov or is some of the lodging on a different system?
- Utilization of Recreation.gov is required for management of campsites and cabin reservations. To provide consistency for the public, use of this service is strongly recommended also for lodge, Richardson House, and motel room reservations.
25. Is Camp Richardson Resort on municipal water and sewer or is it a USFS owned system?
- The water system is owned and operated by the Forest Service, and a collection agreement is in place for the permit holder to fund the resort's portion of use and maintenance of the system. Sewer service is provide by South Tahoe Public Utility District and monthly payment for the service is the responsibility of the permit holder.