

GRP 2011 LLC Funded Proposed Capital Projects.

None.

The reality has not changed that with a term of less than ten years, the necessary annual amortization schedule precludes using private capital to improve the park.

GRP 2011 LLC Proposed – County Funded Capital projects (Additional information – Not required in Lease)

Consistent with last year's report, the following improvements would add significant value to the park. The single impediment to using private capital to accomplish these objectives is that the term of the lease is too short to allow private investors to recover their capital. The estimated cost of each project is included below.

Holding tanks/pumps for water conservation/reuse (\$20,000.00). Operations at Gibson Ranch require the pumping of a considerable amount of groundwater. The potable water is used for flood irrigation of pastures and for piped irrigation of turf areas. In those areas where flood irrigation is being used, a significant amount of water is wasted due to runoff and evaporation. Holding tanks and pumps will allow for the capture and reuse of the water that is otherwise "just going down the drain" for no purpose.

Photovoltaic systems to offset the expense of SMUD for pumping water (\$100,000.00). The monthly electrical bill for Gibson Ranch can be as high as \$5,000.00. In the long run, reducing the need to purchase power will have a direct impact on the bottom line of the overall operation.

Expand the parking lot in front of the Ranch House (\$10,000.00). It would be highly beneficial to have parking nearer to the Ranch House, particularly for our elderly or physically limited patrons. At present, the nearest parking is about 150' from the Ranch House. This project would expand the parking area immediately adjacent to the Ranch House. The new parking area would be level with appropriate drainage. The surface would be gravel or decomposed granite.

Three permanent stage "platforms" approximate dimensions 120' wide and 80' deep (\$20,000.00 each). Gibson Ranch remains a highly desirable venue for large community events. Providing a ready-made level staging area for such events will allow a higher fee to be collected for use of the premises. Add lights and fencing as needed (\$25,000.00 per platform).

Re-design the rental cabin compound to add at least four units and improve security (\$200,000.00). Our experience has been that there is significant demand for a low-cost "rural cabin" type of camping. The primary impediments to fully utilizing this opportunity are available parking, the lack of a secure perimeter, and to a lesser degree the need to use community bathrooms and showers. Our ultimate goal should be to increase the number of rental cabins to a minimum of twelve, to secure the perimeter of the compound, increase the number of dedicated parking spaces for the cabins, and to

ATTACHMENT C  
(as submitted by GRP 2011 LLC)

install private bathrooms and showers in each cabin. Add kennels for use by cabin occupants so as to keep animals out of the cabins (\$3,500.00)

Create RV camping sites with services (\$300,000.00). We have established that there is a market for RV use at Gibson Ranch. The primary feedback we get is "Great location. When are you going to provide sewer, water and electrical hookups?" Our current thinking is to create 35 – 50 spaces focused largely on the area around the swimming hole and entry kiosk.

Create home landscaping improvement demonstration areas (\$0). There may be an opportunity to approach retailers throughout the community with a proposal to lease them an area approximately 200' x 200' in which they would spend their money to create a showcase of what homeowners could do on their property. Per the Master Lease, any such lease would require prior County approval. It would be helpful to have the Board give conceptual approval to this initiative and delegate to staff the authority to approve the details.

Wetland education and observation improvements; cost unknown. There is some demand for the opportunity to walk through the wetland area. This project envisions constructing an elevated walkway on piers that would allow people to "get up close and personal" with wildlife in the wetland area. Educational and interpretive signage would be incorporated into the walkway.

Convert all remote small electrical needs to photovoltaic source. Cost unknown.