

PUR 26-017 SILVER LAKE FAMILY CAMP – SPECIAL USE PERMIT TRANSFER OPPORTUNITY

REQUEST FOR INFORMATION(RFI)

***THIS SOLICITATION IS FOR
INFORMATIONAL PURPOSES ONLY***



Deadline for Submission:

**THURSDAY, DECEMBER 04, 2025 AT 2:00 PM
(PST)**

**RFIs MUST BE ELECTRONICALLY DELIVERED TO
communityservices@stocktonca.gov**



Property Description

The City of Stockton ("City") currently holds a Special Use Permit (SUP) issued by the United States Department of Agriculture, Forest Service (USFS) for the operation of the Stockton Municipal Family Camp at Silver Lake. The SUP authorizes use of approximately 14 acres of federal land within the El Dorado National Forest. The property has served as a family and youth recreation facility since the 1920s, offering seasonal camping opportunities for families, youth groups, and community organizations.

The site includes multiple buildings and infrastructure improvements, such as cabins, a dining lodge, kitchen, bathhouse, recreation and storage facilities, and associated utility systems. The camp has been closed since 2022 following the expiration of the operating agreement with the Silver Lake Campers Association (SLCA).

Site Conditions

In August 2024, Kitchell Engineering & Architectural Services (EAS) completed a Facility Condition Assessment (FCA)(Exhibit 1) of 58 structures on the site. Findings indicate that 93% of the buildings are in poor-to-critical condition with a Facility Condition Index (FCI) grade of D. All deficiencies were classified as Priority 1, requiring immediate action to correct safety hazards and prevent deterioration. The assessment also identified substantial ADA compliance issues.

The total estimated capital renewal cost for necessary repairs is approximately \$5.8 million. The property and its facilities will be conveyed 'as is,' and the selected entity will be responsible for purchasing, repairing, and maintaining all existing structures and infrastructure as part of assuming the Special Use Permit.



Special Use Permit Requirements

Because the property is located on federal land, the United States Forest Service (USFS) must review and approve any transfer, new permittee, or operator prior to execution. The selected respondent will be required to:

- Meet USFS eligibility requirements for Special Use Permit holders.
- Submit a complete operating plan and financial qualifications for USFS approval.
- Comply with all federal, state, and local regulations governing land use, safety, and environmental protection.



Encouraged Land Uses and Operating Concepts

The City seeks qualified organizations, nonprofits, concessionaires, or partnerships with the vision, financial capacity, and operational experience to restore and reactivate the Silver Lake Family Camp for public benefit.

Encouraged operating models include:

- Family, youth, or community camping and outdoor recreation programs.
 - Nature-based education, leadership, and team-building programs.
 - Seasonal retreat or camp facility management.
- Environmental stewardship and outdoor adventure programs.
- Event hosting such as retreats, outdoor education, or group gatherings.

Submission Requirements

Interested respondents should provide a Letter of Interest and supporting materials including:

1. Letter of Interest – Summary of proposed use, organization qualifications, and acknowledgment of 'as is' condition.
2. Operational Concept – Description of programming, operations, funding sources, and improvement plan.
3. Organizational Qualifications and Experience – Experience managing comparable facilities and references.

4. Certification of Financial Condition – Demonstrating ability to finance acquisition and rehabilitation.
5. USFS Vetting Acknowledgment – Written acknowledgment that the USFS must approve any permit transfer.

Each RFI shall be marked "REQUEST FOR INFORMATION" and shall indicate the solicitation number, name, and RFI submission deadline date, and shall be electronically delivered to communityservices@stocktonca.gov at or before Thursday, December 04, 2025 at 2:00 PM (PST).

Intent of the Request for Information (RFI)

Organizations, nonprofits, concessionaires, or partnerships with the vision, financial capacity, and operational experience are strongly encouraged to respond to this RFI. The information received in response to this RFI will help determine the approach taken for the special use permit transfer opportunity of Silver Lake Camp.

This is not a solicitation for quotations, bids, or proposals. No contract award will result from this RFI. The city may contact respondents, at its sole discretion, for additional information. The city shall not be obligated to contact any respondent, to purchase goods or services related to this RFI.

Response to this RFI is not mandatory to be considered for any future solicitation for a special use permit transfer opportunity of Silver Lake Camp. The city will determine, in its sole discretion, whether to proceed with a solicitation following the RFI. It is entirely the respondent's responsibility to remain informed of the city's issuance of any future solicitations. The city assumes no liability for failure of respondents to obtain and respond to any such solicitation.

Preparation Costs

All costs incurred during response preparation or in any way associated with the response preparation, response, or submission shall be the sole responsibility of the respondent and will not be reimbursed by the city. Furthermore, there is no guarantee that a procurement of services will take place as a result of this RFI.

RFI Response Property of the City

All materials submitted in response to this RFI become the property of the city. The responses may be open for review by the public in accordance with the California Freedom of Information Act (FOIA). By submitting a response, the respondent acknowledges and accepts that contents of the response and associated documents may become available to the public, except items that have been identified as proprietary by the respondent. Respondents shall label all information deemed proprietary or confidential in their response.

The city is not obligated to conduct subsequent discussions with any respondent to this RFI and reserves the right to conduct discussions regarding its subject matter with firms that do not respond to this RFI.

Contact Information

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