

Lake Berryessa Resort Owners Association

Markley Cove Resort / Pleasure Cove Resort / Steele Park Resort / Spanish Flat Resort / Lake Berryessa Marina Resort / Rancho Monticello Resort / Putah Creek Resort

July 15, 2005

Dear Congressmen and Interested Parties:

The future of Lake Berryessa is at a critical juncture. Bureau of Reclamation submitted the Draft Environmental Impact Study [DEIS] October, 2003 with Alternatives A, Preferred Alternative B, Alternative C and Alternative D. In the comment period numerous responses were made. It is important that decisions regarding the fate and future use of the lake are made based on accurate information. To assist you in grasping the situation we are including the key related documents. The documents include:

- 1] 1959 Public Use Plan [PUP]**
- 2] 1980 Public Law 96-375**
- 3] 1992 Recreation Area Management Plan [RAMP]**
- 4] 1993 Record of Decision [ROD]**
- 5] 2004 Rancho Monticello Resort / Robert and Lucy White (response to the DEIS)**
- 6] 2005 Resort Owners Plan [ROP] (response to the DEIS)**
- 7] 2004/2005 Summers + Summers Economic Analysis of Alternative B (response to the DEIS)**

Key points in the documents follow:

1] 1959 Public Use Plan [PUP]

PUP Introduction

"This public use plan is prepared for guidance in the development of recreation areas and facilities for public use and enjoyment on and adjacent to the Monticello Reservoir. It is intended to assist the Bureau of Reclamation and the management agency in decisions regarding the best use and development of public lands and water areas for recreation ..."

Although the area was not officially opened for public recreation by Napa County until June 1, 1959, the water and land areas already receive heavy public use. Despite the lack of minimum basic public use facilities at that time, including water supply and boat launching facilities, it is estimated that 800 boats were in the area on Sunday, August 31, 1958."

PUP Project Area Analysis – Location and Description

"...Total Federal ownership, including water surface and adjacent land, is approximately 26,250 acres, of which 19,250 is water surface area at maximum water level. Approximately 7,000 acres of land above maximum pool form the perimeter of the immediate project area. At this level, the reservoir has a shoreline length of some 170 miles..."

PUP Public Use Considerations Regional and Local – General Considerations of Public Use

"Reservoirs offer vast opportunities for aquatic activities of all kinds not usually provided for in urban areas. The great interest in water recreation is clearly seen in the increase in purchases of boats, motors, fishing equipment, fishing licenses, etc. The most popular and heavily used areas for regional recreation are those which make available a water surface. Approximately 1,000 pleasure boats per year were purchased in the San Francisco Bay Area, with an average annual increase of 4 percent. On most weekends from March to October a great proportion of these boats is transported to inland water area and the

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pleasures of boating, fishing, swimming and water skiing are enjoyed by the whole family.

Monticello Reservoir is one of two major fresh water lakes in the San Francisco Bay Area. Although other smaller reservoirs are located within the region, only a few are available, at present, for public use. These are limited in size, have extreme seasonal water level fluctuation, with limited permissible aquatic activities and other special limitation resulting in meager opportunities for enjoyment and use of water for recreation...

...the importance of Monticello Reservoir is clearly seen as **an integral part of the San Francisco Bay Area park and recreation picture...**

A very important aspect of the day and weekend use of a reservoir is the participation by the whole family, groups of families, and organizations such as church, youth, industrial and fraternal groups. Facilities must be made available to accommodate the many and varied activities and interests of the users. Groups of 4 and 5 families gathered for a weekend of boating and related activities are not uncommon at reservoirs. Families of 5 or 6 members are also common; the average family size is about 4 persons.

The pattern of use at reservoirs relatively close to urban areas and subject to day and weekend use presents some difficulties in the design, operation and maintenance of its recreational areas. Up to **80 percent of use may take place on Saturdays and Sundays,** resulting in a marked fluctuation in weekly use...

The major recreation season should extend from March until October with **maximum use taking place in July and August and on major holidays from Memorial Day through Labor Day.**

Developing Concept

"...3. The management of the project land and water areas is the responsibility of the County of Napa, with **areas used predominantly for public recreation. Initial development, operation and maintenance of public use areas and facilities will be primarily the responsibility of concessionaires** under the general administration and supervision of the County. Presently, only public lands will be developed and no private, uncontrolled access to the water should be permitted. - 4. The development of public use areas and facilities will be guided by the Public Use Plan and Reservoir Management Agreement. The design and placement of facilities should conform to county standards, policies, codes and ordinances. Such **development should aim at optimum public use consistent with modern concepts of park and recreation standards.** Access to be developed should be logical physical units for the contemplated use. -

Development Areas

"The general location, extent and character of recommended public use areas at Monticello Reservoir are based upon three major factors: - 1. To distribute water surface recreation use insofar as possible in order to maximize water surface in relation to drawdown effects of the reservoir. - 2. To establish policy of the management agency to lease areas to concessionaires for development, operation and maintenance of public use facilities. - 3. The location, character and extent of usable project lands and access roads.

"...Of greatest importance,...is the potential of the area for those activities that permit family participation as a unit." PUP page 23

"The **increasing popularity of the mobile home and camp trailer** also will affect the weekly and seasonal use pattern of the reservoir area. It is but a short distance from US 40, and should attract **many transient as well as 'permanent' mobile homes.**" PUP page 24

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“Although the Monticello reservoir area is administered by Napa County, it is more importantly of regional recreation significance than local. **Probably less than 10 percent of its total use will be made by Napa County residents...** Considering this high proportion of use by out-of-county residents and the **dependency upon these visitors for a correspondingly large part of the revenues** to administer recreation use of the reservoir, the policies of the county **regarding recreation programming and development should consider the recreation needs and desires within the region or area of influence.**” PUP page 26

“**Areas should be provided permitting free or low cost use of day use facilities** such as picnic sites, parking areas, trails, comfort stations, viewpoint, and bank fishing areas. Such facilities **should be provided by a public agency and will help reduce non-boating day use impact on concession areas.**” PUP page 34 - [note - PUP pages 41 – 102 describe at least twelve areas for the managing entity to develop].

“With **emphasis being placed on resort and special use development, only limited public day use facilities should be provided.**” PUP page 95

2] 1980 Public Law 96-375

This law was passed to protect both the concessionaires and the government by allowing the concessionaire to receive fair market value for their property and improvements and alternately preventing a concessionaire from arbitrarily removing facilities of importance to the recreational services provided. [Lobbied by Robert White, among others]

Public Law 96-375

SEC.5 (a) Notwithstanding any other provision of law, the Secretary of the Interior is **authorized to enter into new negotiated concession agreements with the present concessionaires at Lake Berryessa**, California. Such agreements shall be for a term ending not later than May 26, 1989, and may be renewed at the request of the concessionaire with the consent of the Secretary of the Interior for no more than two consecutive terms of 10 years each. Concession agreements may be renegotiated preceding renewal. Such agreements must comply with the 1959 National Park Service Public Use Plan for Lake Berryessa, as amended, and with the Water and Power Resources Service Reservoir Area Management Plan: *Provided*, That the authority to enter into contracts or agreements to incur obligations or to make payments under this section shall be effective only to the extent and in such amounts as are provided in advance in appropriate Acts.

(b) Notwithstanding any other laws to the contrary, all permanent facilities placed by the concessionaires in the seven resorts at Lake Berryessa shall be considered the property of the respective current concessionaires. Further, any permanent additions or modifications to these facilities shall remain the property of said concessionaires: **Provided, That at the option of the Secretary of the Interior, the United States may require that the permanent facilities mentioned herein not be removed from the concession areas, and instead, pay fair value for the permanent facilities or, if a new concessionaire assumes operation of the concession, require that new concessionaire to pay fair value for the permanent facilities to the existing concessionaire.**

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3] 1992 Recreation Area Management Plan [RAMP]

RAMP was authorized in 1974 and completed in 1992 [ROD 1993]. Along with the PUP, it is the guiding document for operations and development at Lake Berryessa.

Purpose and Needs-

The purpose of this EIS is to address the impacts from several Land Management, Water Surface Management, and Concession Management Actions Reclamation is considering for eventual adoption and expansion in the RAMP for Lake Berryessa. A RAMP is a comprehensive land and water use document that establishes development and use priorities for specific areas. The RAMP will be prepared after completion of this EIS and the filing of a Record of Decision (ROD) which lists those Preferred or Alternative Actions selected for implementation. It will serve to update the PUP which was prepared in 1959 by the NPS.

The Planning Process and Development of Actions-

Overall Goal- The overall goal in the management of Lake Berryessa will be to accommodate and provide for a wide range of outdoor recreation opportunities in a natural environment while optimizing visitor experience levels and safety, consistent with other authorized functions of the Solano Project.

Public Access - Public access to Lake Berryessa and its shoreline will be maintained and improved to meet the **expanding demand for recreation** and minimize congestion and use conflicts. Existing uses may evolve with day use and other short-term uses taking precedent. The elimination or conversion of some long-term uses may be required to attain this. Access for special needs populations will be emphasized.

Improvement of Short-Term Uses - **Short-term uses and facilities will be improved in quality and quantity,** emphasizing low density development as most preferable, and located in shoreline areas to support water-oriented recreational opportunities.

Continued Long-Term Uses - **Long term exclusive uses will be allowed in concession areas. Current long-term exclusive uses assist in supporting necessary services for the short-term users and low cost public access.**

These long-term exclusive uses will be located or relocated in areas that are neither prime shoreline locations that are desirable for short-term uses nor conflict with other greater public needs. Long-term uses will be designed to blend more effectively with the natural environment.

Encourage Water-oriented Outdoor Recreational Uses - Management of water uses and activities at Lake Berryessa is an integral element of Reclamation's responsibility. Decisions and Actions will provide for the health and safety of users, protection and enhancement of resources, and compatibility of uses on the water surface."

"...visitation figures for 1987. Since that time northern California has experienced a drought lasting, at the time of this publication, five years. In addition to the drought, a mild recession has occurred for the last two years. The combined impact of these two actions has reduced visitation to the lake by approximately 37 percent." 1992 / RAMP page 43

"The resorts offer a variety of high convenience facilities in a total resort concept which fulfills most people's needs...the concessionaires have established facilities such as camping and picnicking sites, travel trailer and mobile home parks, boat launching ramps, marina facilities, restaurants, food stores, and related support facilities for public use. Each resort offers a variety of marina services including moorage, gas service, boat rentals, etc...Houseboat rentals are currently only offered at Markley Cove Resort." 1992 / RAMP pages 43-44

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4] 1993 Record of Decision [ROD]

The Preferred Actions are mandated at the end of the current concession contracts. The Bureau of Reclamation ROD consists of 41 Preferred Actions for RAMP.

1. Land Acquisition

Preferred Action: Acquire additional lands to provide recreational access and services to public lands and minimize impacts to adjoining lands. Priority acquisitions include the following sites:

Private lands between Putah and Elicuera Creeks southeast of the Knoxville-Berryessa Road. Two parcels involving 200 acres may ultimately be involved. Private land south of Spanish Flat Resort adjacent to Knoxville-Berryessa Road. Two parcels totaling approximately 2-112 acres may ultimately be involved.

2. Land Disposal

Preferred Action: Dispose of or exchange lands around Lake Berryessa not required for either the operation of the Solano Project, watershed protection, or recreational or wildlife purposes... Approximately 500 acres could ultimately be involved.

3. Dispersed Recreation Area Improvements

Preferred Action: Develop and/or improve dispersed recreation areas (Class III) which could include access trails, sanitation facilities, garbage collection, parking, visitor information signing, etc. to provide for the health and safety of the public and protection of resources. ... Sites to be developed and/or improved generally would include areas with existing improvements and those areas being used frequently by the public which lack any improvements.

4. Administration Point Day Use Area

Preferred Action: Improve access to Administration Point to provide a dispersed/semi-primitive day use experience...

5. Smittle Creek Day Use Area

Preferred Action: Take No New Action. Maintain Smittle Creek Day Use Area in accordance with the Oak Shores Plan which retains it as a day use area. No campground development would be allowed.

6. Facilities for Special Needs Populations

Preferred Action: Improve accessibility for special needs populations in all facilities at Lake Berryessa ...

7. Trail Development

Preferred Action: Develop a predominantly unsurfaced multi-purpose riding and hiking trail system (30 to 50 miles) in dispersed recreation (Class III) and semi-primitive areas (Class IV)....

8. Boat Access Camping

Preferred Action: Establish a boat access camping program.. Initially, only 50-100 sites would be established.

9. Island Uses and Improvements

Preferred Action: Provide dispersed recreation area improvements such as boat access camping sites on Small and Big Island (450 + acres). This would change the existing land-use classification from semi-primitive (Class N) to dispersed recreation (Class III).

10. North Area Campground

Preferred Action: Develop a low density, high quality campground and day use area on the west shore, north of Putah Creek...Approximately 50-100 individual sites plus a group site on 30-40 acres of rolling grass-oak woodland would be provided for tent camping and/or recreational vehicles. This would result in a land-use classification change from dispersed recreation (Class III) to general outdoor recreation (Class 11) for the actual campground site. The remaining north shore lands would continue to be in the dispersed recreation classification.

11. Boat Launching

Preferred Action: Develop additional boat launching opportunities in conjunction with the proposed north shore campground to disperse use. It will be utilized by day users and campground users. Fees may be charged...

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12. User Fees

Preferred Action: Where legally authorized, charge user fees in areas where improvements have been made or a special service is provided. Semi-primitive (Class IV) and dispersed recreation (Class III) areas around the lake will remain open to the public at no charge. Fees could be charged for:

Houseboat inspections

Boat access camping program services

Special events

Special permit processing

13. Fish and Wildlife Management Area

Preferred Action: Plan and establish a fish and wildlife management area ... extending from Eticuera Creek to the Monticello Dam (approximately 1,400 acres). ...

14. Visitor Information Services

Preferred Action: Expand visitor information services which could include:

Interpretive center facilities and activities

Develop mini interpretive center in the dam area

Overlooks at appropriate locations along roads

Interpretive trails

Interpretive displays in developed access points and concession areas

Additional signing

15. Limited Special Uses of Lands

Preferred Action: Allow limited special uses of Reclamation lands around Lake Berryessa, including those shoreline areas exposed due to extreme drawdowns, only if such uses are not exclusive nor incompatible with other recreational activities...

16. Special Events on Land

Preferred Action: Allow special events and/or activities (equestrian activities, races, bicycling events, etc.) ...

17. Water Surface Zoning and Restrictions

Preferred Action: Establish and implement (after coordination with the Napa County Sheriffs Dept.) specific zoning and/or restrictions for water surface uses and activities to promote public health and safety, foster compatibility of recreational uses, and protect and enhance natural resources, including water supplies, wetlands, and riparian habitats...

18. Limited Special Uses of the Water Surface

Preferred Action: Allow limited special uses (such as water skiing instruction or slalom courses) of designated coves and other specific water surface areas only if such uses are not exclusive nor incompatible with other recreational activities...

19. Special Water Use Events

Preferred Action: Allow special water use events and/or activities (races, regattas, swims, fishing derbies, etc.) which may temporarily displace other recreational uses on a limited irregular basis through a permit system. The temporary closure of coves or other areas for reasons of public health and safety may be authorized for the duration of the event.

20. Water Craft Carrying Capacity

Preferred Action: Limit the total launching, marina capacity, and storage capabilities of water craft (power boats, sail boats, etc.) or Lake Berryessa to 3,000, based upon recommendations presented in the 1959 Pubic Use Plan. The carrying capacity will be revised if planned research shows that additional watercraft may be safely accommodated. The additional launching capabilities of the north shore boat ramp (preferred action No. 11) are to be included in the carrying capacity limit of 3,000.

21. Establish Law Enforcement Capabilities

Preferred Action: Obtain additional law enforcement support to fully administer Public Law 93-493...

22. Floodproofing and/or Anchoring of Structures and Facilities in the Base Floodplain

Preferred Action: Generally, all structures and facilities, including those for long-

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term uses, located in the Base Floodplain (440 feet to 450 feet mean sea level) will be floodproofed per Reclamation Instructions or removed. ...

...any structure or facility failing to meet the requirements of the Operational Policy must be removed or relocated above the reservoir floodplain (455 foot elevation)...

23. Prohibit Construction and Placement of Facilities in Reservoir Floodplain

Preferred Action: Prohibit the construction or placement of new or additional permanent structures and facilities, including those for long-term uses to be located within the Reservoir Floodplain (440 feet to 455 feet mean sea level), except items which have been authorized in master plans for water or related activities.

24. Limitation on Long-term Uses

Preferred Action: Prohibit any increase in the total number of long-term uses within any resort. Uses eliminated due to other actions may be relocated, provided space is available and approved by Reclamation (see Preferred Action

25. Removal of Structures and Facilities for Environmental Causes

Preferred Action: Structures and facilities, including long-term uses, will be eliminated in unstable or environmentally unacceptable areas...Affected long-term sites may be relocated...

26. Storage in Shoreline Areas

Preferred Action: Prohibit storage of solid wastes, materials, equipment, and other inappropriate items in shoreline...

27. Resort Master Plans and Limitation on Development

Preferred Action: No development actions which require significant environmental documentation and public involvement will be approved prior to completion of an approved Master Plan for the resort...

28. Land Planning and Development Criteria

Preferred Action: All new projects within concession/special use areas will generally adhere to the basic planning and development criteria included in Appendix C of the Final EIS...

29. Facility Development and Design Standards

Preferred Action: Whenever feasible, establish and implement facility development and design standards for resorts including size restrictions, density, architectural styles, lot development, resort motif, and utility service standards to upgrade facilities...

30. Commercial Houseboats/Overnight Occupancy Vessels (OOVs)

Preferred Action: Allow 75 commercial houseboats or other types of commercial OOVs to occupy Lake Berryessa...

31. Sewage and Gray Water Holding Facilities

Preferred Action: All vessels, including houseboats, cruisers, patio boats, etc., capable of discharging sewage and gray water shall be equipped with holding tanks that can be discharged by vacuum pumping only...

32. Private Houseboats/Overnight Occupancy Vessels (OOVs)

Preferred Action: A maximum of 15 privately owned houseboats (noncommercial vessels) will be allowed at Lake Berryessa....

33. Limitations on Shoreline Modifications Below 440 Feet Mean Sea Level

Preferred Action: Modifications of the shoreline (dredging, filling, earth shaping, revetment work) below 440 feet mean sea level will only be allowed as required for maintenance of existing facilities, to improve aesthetics, day-use public access, or to alleviate health and safety problems...

34. Removal of Long-term Uses from Base Floodplain Area, and Floodproofing and/or Anchoring Long-term Uses between 450 - 455 feet

Preferred Action: Remove all structures and facilities used for tenant occupancy or habitation (long-term uses) from the Base Floodplain (440 feet to 450 feet mean sea level) within one year after resort reorganization. Long-term uses located at elevations 450 feet to 455 feet may remain so long as they are: (1) floodproofed and/or securely anchored per Reclamation Instructions; and (2) are not subject to removal for other reasons. This action applies to all mobile homes,

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travel trailers, and their additions and improvements located in the Base or Reservoir Floodplain. Preferred Action 23, no new long-term uses will be constructed or placed in the Reservoir Floodplain (440 to 455 feet mean sea level).

35. Floodproof or Remove Permanent Structures and Facilities in the Reservoir Floodplain

Preferred Action: All existing permanent structures and facilities located in the Reservoir Floodplain (440 to 455 feet mean sea level)...

36. Create Short-term Sites from Existing Long-term Sites

Preferred Action: Provide additional short-term facilities (day use, camping, etc.) in designated shoreline locations (cluster concept) currently occupied by long-term uses. Locations which are desirable for conversion from longterm to short-term uses will be **determined during master planning and resort reorganizations.** Conversions to short-term will be based upon a number of criteria and not just on where the sites are located. Preferred Action 37, relocations of displaced long-term sites may be permitted provided space; is available and is approved by Reclamation. This action does not preclude the development of needed short-term facilities at other undeveloped areas within the resort.

37. Relocation of Long-term Sites

Preferred Action: Long-term uses (mobile homes, travel trailers, etc.) which are eliminated during a reorganization may be relocated to another site in the resort ... **No net increase in the total number of long-term sites will be allowed...**

38. Facility Development and Design Standards

Preferred Action: Establish and implement facility development and design standards for resorts including size restrictions, density, architectural styles, lot development, resort motif, and utility service standards to upgrade facilities...

39. Deletion of Land from Concession Areas

Preferred Action: Delete undeveloped, unused, and/or inappropriately used recreation land and water areas from within the concession boundaries and modify concession agreements as appropriate.

40. Variable Rate Franchise Fees

Preferred Action: Establish and implement variable rate franchise fees within concession areas as an incentive to **emphasize capital investment, health and safety, maintenance levels, public access,** and/or other Reclamation recreation objectives.

41. Fee Reviews and Approvals

Preferred Action: Adjustment of long-term use fees will not require review and approval by Reclamation. Long-term use fees may be reviewed and approved by Reclamation at the request of a concessionaire provided all administrative costs involved are reimbursed. Adjustment of fees and charges for other resort services would continue to be subject to Reclamation review and approval prior to implementation.

5] 2004 Rancho Monticello Resort / Robert and Lucy White (response to the DEIS)

I. Executive Summary

"Lake Berryessa was developed on the vision put forth in the Public Use Plan [PUP] in 1959 to optimize the recreational use of the lake. The concessions were planned in the PUP as areas that would accommodate the public access to the lake - using only 16 miles of the 170 miles of shoreline. The lake is a recreational outlet for the Greater San Francisco Bay Area and Sacramento Metropolitan Area. Based on contemporary and future needs of the public, the Lake Berryessa Visitor Service Planning Task Force [LBVSPT] Alternative A+, builds on the PUP and Reclamation Area Management Plan [RAMP]. Reclamation's Action Alternative B, C and D are in direct conflict with the principles of PUP and RAMP, and act contrary to public needs." – Robert White

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Reclamation contracts with seven concessionaires at Lake Berryessa, the concessions then hold possessory interest. The concessionaires construct and maintain all facilities at their own cost and the improvements in the concessions are the property of the concessionaires. Both the concessionaires and the government are protected by Public Law 96-375, which guarantees the concessionaires fair value for their improvements should the concession terminate or a new concessionaire successfully bid a new contract, that guarantee also acts to protect the assets from being removed by the concessionaire, while encouraging improvements and maintenance. The current contracts mandate the concessionaires offer facilities and services to the public at reasonable rates, and that the concessionaire has the right to make a fair profit. Franchise fees, based on a percentage of the gross, are paid to the Managing Entity, currently Bureau of Reclamation, in 2003 nearly \$400,000 was paid to Reclamation. - RMR/RW_LW page 5

Proven use and demand show that boaters desire accommodations on a regular basis with supportive facilities such as launch ramps, docks and boat storage. It is logical, environmentally protective and more affordable recreation for the boaters to have a consistent destination. The alternate is boat hauling, storage in cities and towns and increased costs to the recreational user. Long term visitors who have chosen to invest in a vacation unit at the concessions are limited to the use of their units [Op Policy 4]. - RMR/RW_LW page 16

The new contracts should be an opportunity to evaluate all of the operations at Lake Berryessa. Considerable public lands outside the resorts have been undeveloped, inaccessible and blocked from public use. Future development of the concessions and all of Lake Berryessa, should enhance recreational opportunities for the public, in a responsible manner. - RMR/RW_LW page 21

Exemplary statements from Dornbusch clearly illustrate the deficiency of the Study. It cannot be regarded as a valid Financial Feasibility Study to support Reclamation's Action Alternatives follows:

"...we assumed that the next concessionaire would be able to incorporate some of the existing launch ramps, marina docks, and other current LBRA marina facilities into its operation... For the model, we also assumed the next concessionaire(s) would not be responsible for compensating the outgoing concessionaires for any improvements they have implemented and that will continue to be used under the next concession contract."

"The analysis indicated that Alternative B would not represent a viable business opportunity if the underlying concession contract(s) stipulated that the concessionaire(s) would have to fund all of the associated capital investment requirements."

"We therefore concluded that the ground-up development of accurate demand estimates for the concession facilities and services proposed under Alternative B would not be viable. "

"...the proposed concession developments/redevelopments examined in this study, are expected to be implemented starting in 2009 to 2010 period (following inception of the next concession contract(s), after a period of construction."

"Further, the infrastructure upgrade costs estimates provided by Reclamation that we adopted for our analysis do not account for any infrastructure-related expenditures at three of the four LBRA sites where only limited development would be implemented in Phase I..."

"Estimating demand, and thus projecting sales, is generally the most difficult task in a financial feasibility assessment. This is particularly true of **Alternative B**

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because the alternative includes physical and operational changes to the current concessions. As such, historical data on LBRA visitor demand for concession services provides limited insight into future demand for Phase I of the Alternative B conditions.”

“The anticipated transition in visitor demographics, combined with the overall improvement in concession quality and a decrease in concession scale envisioned in Phase I translates to a degree of uncertainty regarding the demand for concession services at the LBRA. This uncertainty precludes the preparation of accurate demand projections for the concession operation conceived following Phase I implementation.”

“Marinas...at four of those sites, Phase I stipulates only limited, day-use lake access (launch ramps).”

“Houseboats...we assumed that the concession at Markley Cove would run a houseboat operation consisting of twenty, top-of-the-line houseboats costing \$200,000 each. ...The houseboats can be anchored in open water during the season and stored offsite during the off-season...We estimated that these houseboats would rent for an average of \$1,000 per night...the incoming concessionaire could most likely expect to rent houseboats from May through the end of September...”

“Restaurants...each of the two proposed restaurants would need to generate on average about \$363,000 per year...This revenue translates to about \$1,000 in sales per day per restaurant year-round, or about 83 people per day per restaurant assuming an average check per cover of \$12...60,000 dinners annually...”

“Snack-Bar...This revenue translates to nearly \$310 in sales per day per snack bar year-round, or an average of about 51 customers per day or over 37,000 customers per year...”

In Alternative B, the concessions are slated to be closed for two years, with essentially no income while certain costs would be ongoing, such as sewer and electrical, with a public that has been forced to find other place to go, with no entity or funds to manage the financial necessities – or is it that the next concessionaire prefers to work at a major deficit for two years before launching into pure speculation? The public may not return in numbers sufficient to generate a return on the capital outlay of any concession. - RMR/RW_LW page 87-89

Current high season at Lake Berryessa is 90 days, the remainder of the year has minimal use by all types of users – long term, short term and day users. The Dornbusch Study maintains that the **Restaurant would have to be in use 365 days per year – at full capacity, Snack Bar 327 days per year, Store 200 days per year- this is an unrealistic and unsupportable financial feasibility study.** The entire Study and concept in Alternative B seem to assume that going from resort to resort to gather needed services is like walking from block to block in town – the only way to get from resort to resort is by boat or car on winding roads, in either case the traveling distance can be as much as 30 miles. The public need for facilities, services and access will not be met by Alternative B. The Dornbusch Study brings many issues of health and safety into question. - RMR/RW_LW page 90

**Statement of Senator Blanche Lincoln
March 14, 2001
Upon Introduction of The Recreation Lakes Act of 2001**

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Thank you Mr. President.

I rise today to introduce the National Recreation Lakes Act of 2001 - a bill that will **recognize the benefits and value of recreation** at federal lakes and give recreation a seat at the table in the management decisions of all our federal lakes...

Recreation on our federal lakes has become a powerful tourist magnet, attracting some 900 million visitors annually and generating an estimated \$44 billion dollars in economic activity - mostly spent on privately-provided goods and services. And by the middle of this century, our federal lakes are expected to host nearly two billion visitors per year.

Yet, even with the millions of visitors each year to our lakes and reservoirs, recreation has suffered from a lack of unifying policy direction and leadership, as well as insufficient interagency and intergovernmental planning and coordination. **Most federal agencies are focused on the traditional functions of man-made lakes and reservoirs: flood control, hydroelectric power, water supply, irrigation, and navigation. And often recreation is left out of the decision process..**

Mr. President, this legislation will reaffirm that recreation is also an authorized purpose at almost all federal lakes and direct the agencies managing these projects to take action to reemphasize recreation programs in their management plans. This legislation will emphasize partnerships between the federal government, local governments, and private groups to promote responsible recreation on all our federal lakes.

It will establish a National Recreation Lakes Demonstration Program comprised of up to 25 lakes across the nation. At each of these federal lakes, the managing agency will be empowered to develop creative agreements with private sector recreation providers as well as state land agencies to enhance recreation opportunities. Rather than just building new federal campgrounds with tax dollars, we need to create new partnerships to provide support for **building recreation infrastructure that is in line with visitor and tourist desires for recreation.** The National Recreation Lakes Demonstration Program will be a pilot project to test these creative agreements and management techniques on a small scale to demonstrate their effectiveness at promoting recreation on federal lakes.

- RMR/RW_LW page 199-201

5] 2005 Resort Owners Plan [ROP] (response to the DEIS)

Mission Statement

Our mission is to manage, operate and develop the Resorts at Lake Berryessa - to provide the access and facilities to the public for recreational opportunities - to optimize visitor experience, to provide services according to contemporary public needs and demands, to promote opportunities for families, to provide access and use for enjoyment to present and future generations - in a healthy and safe environment, consistent with other authorized functions of the Solano Project, according to the principles of the Public Use Plan and Reservoir Area Management Plan.

Lake Berryessa Resort Owners Association

Markley Cove Resort / Pleasure Cove Resort / Steele Park Resort / Spanish Flat Resort / Lake Berryessa Marina Resort / Rancho Monticello Resort / Putah Creek Resort

Lake Berryessa Resort Owners - Markley Cove / Pleasure Cove / Steele Park / Spanish Flat / Lake Berryessa Marina / Rancho Monticello Resort / Putah Creek Resort – ROP
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Executive Summary

“The Resort Owners at Lake Berryessa are submitting this plan for the future use and development of Lake Berryessa. Although the Resort Owners Plan [ROP] focuses on the concessions, all of Lake Berryessa is included. ROP accommodates all types of use, while favoring short term. The ROP is economically sound, incorporating a financial base that can sustain the concessions during the inevitable downturns such as droughts, economic recessions and gas crises. ROP integrates the financial ability to develop and upgrade facilities and services to meet future needs, as well as the opportunity for the concessionaires to make a fair profit. The Rate of Return on investments in the ROP is less than that used in the Bureau of Reclamation’s Dornbusch Study. Lake Berryessa Resort Owners are submitting this Plan, which is built on the principles of Bureau of Reclamation’s Public Use Plan [PUP] 1959, Reclamation Area Management Plan [RAMP] 1992, Record of Decision [ROD] 1993, and demonstrated public demand. This Resort Owners Plan expands on the preceding documents in the way that the Resorts can best accommodate future public needs. While the Lake is a recreational outlet for the Greater San Francisco Bay Area and Sacramento Metropolitan Area, ROP properly addresses the economics of the costs and benefits which will allow Lake Berryessa to become a greater asset of Napa County.” – Robert White

Purpose and Need

PURPOSE. The Purpose of this document is to respond to the DEIS and address the future of Lake Berryessa. Seven Concessionaires currently operate Resorts at Lake Berryessa that are managed by the Bureau of Reclamation under contracts initiated in 1958, all of which expire by 2009. With Concessionaire Contracts expiring, there is the opportunity to evaluate the current facilities, public user demand [current/proven and projected], recreational uses, and potential use and operations.

NEED. There is a current need to develop an updated plan to for Lake Berryessa that will include Master Plans for each Resort that inherently and cumulatively accommodate current and future needs, protect resources, address health and safety issues, are financially feasible, and achieve the highest public benefit through recreational opportunities [as identified in the PUP and RAMP]. RAMP is the document that currently guides the concessions and management of Lake Berryessa, but it does not become effective for implementation in the concession areas until the end of the current contracts. Future Plans need to comply with Public Law 96-375, regarding contracts, improvement ownership, and fair value. – ROP page 2

Concessionaire Plans / Visions for the Future

The New Contracts are the pivotal point for a new level of development at Lake Berryessa. ROP proposes a sensible approach that is fiscally and environmentally responsible meeting the recreational needs and demands at Lake Berryessa of the current and future American Public. The ROP evaluates the best improvements for each resort, establishes new fundamental criteria, and incorporates all concessions into a concerted effort to develop a solid plan for Lake Berryessa. In order to support the ROP, fund development and meet the highest standards, the resorts must have the right to set market driven rates for all goods and services. – ROP page 15

Future Plans and Developments / Update to RAMP/ROD

RAMP/ROD 1993 identified specific recreation management actions to be taken, and provided overall project parameters to guide the developments at Lake Berryessa. Following is an update to RAMP/ROD reflecting current information and ROP criteria, to meet objectives for recreation and use, determined by identifying visitor profiles.

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1. Land Acquisition
Reclamation may acquire additional lands to improve recreational access and services to public lands and minimize impacts to adjoining lands.
2. Land Disposal
Reclamation to dispose of, or exchange lands around Lake Berryessa not required for either the operation of the Solano Project, watershed protection, or recreational or wildlife purposes to be considered. Only lands separated from the lake by highways would be considered in this action. Approximately 500 acres could ultimately be involved. In consideration of "best use" of land, Napa County should be apprised of the potential land available, and complementary development uses could be analyzed.
 - Visitor Information Services
Expand Visitor Information Services - could include:
 - Develop mini-interpretive center in the dam area
 - Overlooks at appropriate locations along roads
 - Interpretive trails
 - Additional signing that directs visitor access and distributes information
 - Encourage positive programs that increase the recreational, as well as socially beneficial opportunities for underserved communities without proportionately increasing traffic, e.g. environmental education programs for schools that increase mid-week use but don't negatively impact traffic through use of small buses or vanpools.
 - Waste reduction and recycling programs at each Resort
 - Lake Berryessa literature and web development
 - Information and maps of local and outlining areas and attractions, e.g., Spanish Flat Village, Pope Valley, Capell Valley, Wooden Valley, Calistoga, St Helena – historic landmarks, rural areas, wineries, shopping, ballooning, restaurants
3. Dispersed Recreation Area Improvements
Reclamation to improve and/or develop Dispersed Recreation Areas (Class III), which could include shoreline areas, access trails, sanitation facilities, garbage collection, parking, visitor information signing, etc., providing for the health and safety of the public and protection of resources.
4. Facilities for Special Needs Populations
Improve accessibility for special needs populations in all facilities at Lake Berryessa, including Concession Areas. Oak Shores and Capell Cove Areas both to be further developed to accommodate special needs populations. In some cases, retrofitting of appropriate facilities may be required in accordance with Section 504 of the Rehabilitation Act of 1973, as amended.
5. Administration Point Day Use Area
Reclamation to improve access to Administration Point to provide a dispersed/semi-primitive day use experience. Access will normally be limited to walk-in users. Provision for limited motor vehicle access will be available for special needs populations. The site totals 30 acres of which only a small portion of the land would be disturbed for site development.
6. Use and Development of Oak Shores Area
Oak Shores Day Use Area to be developed to accommodate user trends, public demand, and special needs populations. Oak Shores could be open for overflow camping. Construction of a full size launch ramp and courtesy dock implemented. Improve and/or develop General Outdoor Recreation Areas (Class II). Consideration should be made for the Oak Shores to be included and/or managed by a Concessionaire/Resort, potential be a High Density Recreation Area (Class I).
7. Use and Development of Smittle Creek Area
Smittle Creek Area to be further developed. Resort Owners Proposal reincorporates Smittle Creek with Lake Berryessa Marina Resort [PUP], for placement of cabins / park models. Boat Rental operations of the Resort to be moved to the Smittle Creek Area.

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8. Island Uses and Improvements
Provide dispersed recreation area improvements on Small and Big Island (450 + acres). This would change the existing land-use classification from semi-primitive (Class N) to dispersed recreation (Class III).
9. Group Campground/Overflow Campgrounds
Develop a high quality campground/day use area northeast of the Putah Creek Bridge with Camp Berryessa, the North Area Campground, as its core. Group camping would be a primary use, but it would be reserved for overflow individual camping on major holiday weekends and overflow camping, only as needed on weekends not reserved by groups. Oak Shores would also be overflow camping on Memorial Day, Fourth of July, and Labor Day holidays.
10. Limited Special Uses of Lands
Allow limited, e.g., specific days, dates, and times, special uses of lands around Lake Berryessa, including those shoreline areas exposed due to extreme draw downs, only if such uses are not incompatible with other recreational activities.
11. Special Events on Land
Allow special events and/or activities (equestrian activities, races, bicycling events, etc.) that may temporarily displace other recreational uses on a limited irregular basis through a permit system. The temporary closure of lands to the general public for reasons of public health and safety may be authorized for the duration of the event. Specific guidelines and procedures and mitigation measures may be developed for each special use, to minimize impacts on resources, including water supplies. Permit fees may be charged by Reclamation.
12. Land Use / Recreation
Plan for recreation at Lake Berryessa based on the RAMP Land Use Classification System. Concessions operated under Class I – High Density Recreation Areas.
13. Trail Development
Develop a predominantly unsurfaced multi-purpose riding and hiking trail system (30 to 150 miles) in dispersed recreation (Class III) and semi-primitive areas (Class IV). Horseback riding is a popular activity in various park settings and may be a viable activity at Lake Berryessa. Trails could accommodate a variety of uses, but would not be available to motorized vehicles. Trail use by bicyclists should be allowed as a safety measure to move bicyclists off the adjacent highway. Analysis of public demand, public trends, Lake Berryessa specific terrain, environmental impacts and funding must be conducted before any action is taken to construct the trails. An analysis of recreational user developed trails, and a trail design considering health, safety and sanitation issues needs to be established. After a sound plan is developed, a phase-in plan should be implemented. Proven use and maintainability would expand the trail system incrementally.
Several Trails have been developed and can be found through Blue Ridge Berryessa Natural Area's [BRBNA] website. BRBNA encompasses 600,000 acres of natural, wild, agricultural and recreation lands that attracts hikers and nature enthusiasts.
<http://www.brbna.org/> [Click the "Enjoy" button for recreation links] Berryessa Trail Guide - Six trails are described and mapped <http://www.sonic.net/berryessatrails/> / North Shore Trail / East Shore Wildlife Area / Road Trail / Cedar Roughs Access Trail / Smittle Creek Trail / Stebbins Cold Canyon Trail
14. Wildlife / East Shore Recreational Limitations
Continue to limit recreational access to the East Shore of the Lake. Continue Fish and Wildlife Management Area designation with California Department of Fish and Game.
15. Boat Access Camping
Establish a limited trial program to explore the value of boat access camping for restricted areas, administered by the Reclamation. Empirical results of the program will be analyzed for effectiveness. Although this proposal helps disperse short-term users around the lake, it can have potential negative environmental impacts if not enough support and maintenance resources are applied to trash, sewage, and other issues. A similar program

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at Lake Sonoma may serve as a guide.

16. Boat Launching

All developed areas should have appropriate launching facilities incorporated into their design. All boat launching should charge a competitive fee. Designate appropriate non-motorized boat launch ramps.

17. User Fees

All developed areas to be allowed to charge fees for entrance, launching, day uses, camping, RV site use, short-term use, long-term use, docks and boat storage, to support the facilities and services.

New Fees could be charged for:

- Day Use / Oak Shores
- Camping / Oak Shores
- Group or Camping Overflow / Camp Berryessa
- Launching / Capell Cove
- Launching / Oak Shores
- Launching / Camp Berryessa
- Houseboat Inspections
- Boat Access Camping Program Services
- Special Events
- Special Permit Processing

18. Limited Special Uses of the Water Surface

Allow limited special uses such as water skiing instruction, or slalom courses in designated coves and other specific water surface areas. General public access to an area where limited special uses have been approved may be restricted for reasons of public health or safety. Additional public involvement and necessary environmental documentation may be required prior to restricting public access for limited special uses. An example might be Skiers Cove, which could be open as a 5 MPH zone to anglers and others when not being used for water ski activities.

19. Special Water Use Events

Allow special water use events and/or activities (races, regattas, swims, fishing derbies, etc.) that may temporarily displace other recreational uses on a limited irregular basis through a permit system. The temporary closure of coves or other areas for reasons of public health and safety may be authorized for the duration of the event. These events may also be considered special land use events due to the need for shoreline access and support. Permit fees may be charged by Reclamation.

20. Water Surface Zoning

Lake Berryessa is one of the few lakes in Northern California ideally suited for water skiing and power boating. Power boating should not be unduly restricted. Evaluate appropriate zoning for water surface uses and activities, to promote public health and safety, foster compatibility of recreational uses based on the objectives of the PUP and RAMP.

21. Water Craft Carrying Capacity / Water Safety

Water Use Classifications based on PUP and RAMP capacities under the principles of optimizing water recreation. Currently the capacity for watercraft of the lake is estimated to be over 3000. The carrying capacity will be revised if research shows that additional watercraft may be safely accommodated. Boater safety and education information is to be provided through Reclamation and Resorts.

22. Local Government Services

Through agreements with local enforcement agencies or through additional authorities, local government support services will be adequately maintained to provide for the health and safety of visitors and protection of resources.

Flood-proofing and Anchoring Structures and Facilities

Resorts to develop approved emergency flood-proofing plans ...

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23. Limit Future Construction of Facilities in the Reservoir Floodplain
Limit the construction of new or additional permanent structures and facilities to be located within the Reservoir Floodplain...
24. Removal of Structures and Facilities for Environmental Causes
Structures and facilities may be eliminated in unstable or environmentally unacceptable areas, provided no effective mitigation measures can be implemented.
25. Long-Term Sites
Long-term sites are essential as a balanced portion of any concession at Lake Berryessa. The long-term user has created the stable financial base that allows for the improvements to be made to the Resorts, accordingly Resorts can offer affordable services and facilities to the short-term and day user. With the seasonal nature and drought fluctuations of Lake Berryessa, long-term use minimizes risk to all operations at the Lake. Floodplain issues in RAMP should be revisited. Certain long-term sites in the Base Floodplain should be removed, in accordance with zones and new development plans. Certain long-term sites in the Structural Floodplain should be kept in accordance with zones and new development plans with the requirement of flood proofing. Preferably, Long Term Sites should be located on slopes exceeding 15%.
26. Phased Upgrades / Long Term Sites and Permittee Facilities
A phased program, will be developed to upgrade all Long Term Sites and Permittee Travel Trailer/Mobile Home/Modular units to 1998 HCD standards and new setback requirements, within 10 years.
27. Relocation of Long-Term Sites
Sites offered for long-term use, including modular units, mobile homes, travel trailers, cabins, etc. which are displaced due to new development plans may be relocated to another site within the Resort provided space is available, or to another Resort that has available space. Sites may be identified in subsequent Resort Master Plans. All relocations will be subject to upgrades and new standards.
28. Future Long-Term Use / Non-Exclusive Use
Flexibility for "Use" can be accommodated by a "Non-Exclusive Use" program. The program involves units available for short-term use; these units include long-term units that are in a pool of available units. Other units are exclusively short-term use, either owned by the Resorts, or owned by Permittees and managed for short-term use through the Resorts.
29. Short-Term Sites
Provide additional short-term facilities (cabins, camping, day use, etc.) in designated locations in accordance with proposed zones and new development plans. Upgrade short-term sites to a higher standard. Short-term sites and site areas will be developed in a phased manner based on user need and proven use. Preferably, Short Term Sites should be located on slopes of less than 15%.
30. Limitations on Shoreline Modifications Below 440 Feet
Modifications of the shoreline (dredging, filling, earth shaping, revetment work) below 440 feet mean sea level will only be allowed as required for maintenance of existing facilities, to improve aesthetics, day-use public access, or to alleviate health and safety problems. Modifications could include improvements to provide for additional day use activities such as swimming, picnicking, shoreline access and improved marina facilities.
31. Erosion Control
Erosion control should be implemented where practical using acceptable materials and methods, for the protection of the land, environment and integrity of the dam. Rip-Rap [rock fill] to be used whenever possible
32. Land Use Planning, Facility Development and Design Standards
Land Use criteria shall be developed to assist in the Master Planning of each developed area. All new projects within developed areas will adhere to these basic planning and development criteria. Use and upgrade of existing facilities is encouraged where

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appropriate. Resorts will establish and implement facility development and design standards, including size restrictions, density, architectural styles, lot development, resort motif, and infrastructure standards.

33. Resort Master Plans

Master Plans created by each Resort will follow Land Use Guidelines and provide thematic, resort-unique, design and development criteria. Resorts to develop recreational facilities and services, that are most appropriate to their land configurations, water accessibility and locations, that serve contemporary public demand. Non-conforming uses will be phased out or relocated as demand for conforming uses is demonstrated.

34. Health and Safety Standards

All facilities will be upgraded to current Health and Safety Standards in Phase I of the development.

35. Fire Safety

Trees and vegetation should be maintained in a fire safe manner, particularly in the Resorts and where there is significant public use.

36. Concession Areas / Land Development

Resorts may develop lands in the Concessions Areas not yet developed. Additional land may be added to existing concession boundaries for development of additional short-term facilities, when all suitable land is in use within a particular concession.

37. Houseboats/Overnight Occupancy Vessels (OOVs)

As a method to provide access for diverse recreational opportunities and additional short-term users, allow 100 commercial and 100 personal/private houseboats, or other types of commercial OOVs to occupy Lake Berryessa. A higher quota may be authorized if supported by sufficient studies. Houseboats and OOVs will be regulated by size, sewage and gray water holding capabilities, etc.

38. Sewage and Gray Water Holding Facilities

All vessels, including houseboats, cruisers, patio boats, etc., capable of discharging sewage and gray water shall be equipped with holding tanks that can be discharged by vacuum pumping only. Resorts having moored vessels capable of holding and discharging sewage and gray water shall provide sufficient pump-out facilities.

39. Marina Pollution Prevention

Reclamation will actively support partnerships with other public agencies and non-profit groups to promote marina pollution prevention programs such as the Napa/Sonoma Marina Program and the California Coastal Commission's Dock Walkers.

40. Fee Structure

In accordance with the Concessions right to make a Fair Profit. Concessions will have the right to charge according to the market, for comparable facilities and services, and Fair Business Practices.

41. Variable Rate Franchise Fees

Reclamation to establish and implement variable rate franchise fees with Concessionaires that is an incentive to emphasize capital investment, health and safety, maintenance levels, public access and/or other recreational objectives.

42. Ownership of Improvements

All permanent and concession funded improvements, and modifications to facilities, shall be considered the property of the respective concessionaires, encouraging capital investment, and optimum facilities for public use. (Public Law 96-375 will be clarified to include all concessionaire-funded improvements).

43. Contract Term

Reclamation, with the consent of the Secretary of the Interior, to incorporate a Contract Term and provisions, that are based on the Concessionaires right to make a Fair Profit and allows the Concessions the ability to provide services that the public demands, and that improves facilities and services for future recreational use. Based on the extensive

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investment (\$87,000,000), required to implement this plan, a term of 30 years with 2 ten year options is reasonable.

. – ROP page 22-29

Proposals / Resorts Inventory Summary

Following are Percentage and Current to Final Phase Comparisons of Major Facilities:

85% of Current Long Term Sites are retained and updated 1,347 to 1,198

1,551% of Current – Resort Owned Vacation Units [1,2,3 bedrooms] Short Term and Seasonal 6 to 93

New service – Permittee Owned Vacation Units [1,2,3 bedrooms] Short Term and Seasonal 0 to 210

270% of Current – Hotel / Motel Rooms 43 to 116

511% of Current – Cabins / Cottages 55 to 281

182% of Current – RV Sites 222 to 405

149% of Current – Camp Sites 504 to 750

750% of Current - Houseboats 4 to 30

84% of Current - Travel Trailer Sites 330 to 277

135% of Current Launch / Day Use Parking 1,095 to 1,475

141% of Current - Day Use Sites 1,639 to 2,319

124% of Current - Docks 1483 to 1,839

218% of Current - Boat Rentals 87 to 190

135% of Current – Launch/Day Use Parking 1,095 to 1,475

44% of Current - Dry Storage 888 to 390 *

*Encourages outside development of businesses

. – ROP page 38

The ROP Pro Forma shows the 2005 Fair Value of more than \$46,000,000 combined with the New Investment Value of more than \$41,000,000 for a Total Investment/Value of more than \$87,000,000. Annual Franchise Fees to the government agency [Reclamation] would then be more than \$1,800,000 and Property Taxes to the County [Napa] nearly \$900,000.

Conclusion

The premise of this document is to create a viable plan, as H.R.4818 VIII – Federal Lands Recreation Enhancement Act recognizes fees should be commensurate with the benefits and services provided to the visitor. Concessionaires and Reclamation are mandated to provide facilities and services to the public for recreational use. The ROP represents the interests of all parties for the greatest benefit to the American public.

Resort Owners Plan for the Future of Lake Berryessa

The Resort Owners Plan uses the development that has occurred over the last 46 plus years and creates the format for positive future use and development that protects the resources and recreational uses of Lake Berryessa for generations to come. ROP represents a synthesis of Alternative A and Alternative C, in contrast to Reclamation's Preferred Alternative B. The ROP is a representation of the goals of this Administration and American principles.

– ROP page 64-65

7] 2004/2005 Summers + Summers Economic Analysis of Alternative B (response to the DEIS)

Summers & Summers Economic Analysis

"Long-term use (or "trailer") site rental fees alone account for approximately 40% of concessionaire revenues. If other concession expenditures by trailer owners are included, these lake users account for between 50% and 60% of total revenues. Eliminating this

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revenue source by requiring the removal of all trailer sites thus represents a dramatic change in the **concessionaire business model**. It additionally would force the new concessionaire to rely upon less profitable concessions. The claim that the new concessionaire would achieve *greater* revenue on these *less profitable* ventures (net of the current revenue from trailer site rental fees) despite a dramatic *reduction* in facilities is pure fantasy." - 2004 Summers & Summers Economic Analysis / Executive Summary

Thank you for reviewing this information, please participate in a strong and positive position for the future of recreation at Lake Berryessa – support the ROP.

Sincerely yours

Robert White
Lake Berryessa Resort Owners Association