

## Summary of Lake Berryessa Community Forum Meeting

Date: March 27, 2013

Time: 1:30 to 3:30 p.m.

Location: Public Safety Center, Winters, CA

### Concession Area Naming Alternatives

Based on information provided from Department of the Interior solicitors, there is a risk of litigation in the use of the names for the concession areas that previous concession contractors had used. Reclamation wishes to reduce the risk and will not use the former names or those sounding similar enough to create risk of litigation. In previous public meetings and through solicited comments, Reclamation has received public input and suggestions on potential names. Reclamation presented the input received on names for the concession areas, including those names that had the most positive comments, and solicited additional input at the Lake Berryessa Community Forum.

Input from coordinating team members suggested adding “recreation area and marina” after the location names (for example, Foothill Pines could become “Spanish Cove Recreation Area and Marina”). Most members of the coordinating team and the public in attendance at the forum preferred names with a connection to history and geography. In regard to public safety, names more similar to the older names, as well as names that are distinct from each other, will help the established deputies and emergency services providers to be familiar with the locations. In regard to visitation and tourism, established names with a geographic link will facilitate the proper directional signage.

### Pensus Surcharge Account

At the previous Lake Berryessa Community Forum, Reclamation received questions regarding the supplemental surcharge account collected at Pensus concession areas. The supplemental surcharge is identified in the Pensus and Pleasure Cove concession contracts as a means to assist the concession contractor to raise money to pay for assessments, fees or charges by government agencies or entities related to providing utilities and services. According to the contracts, concession contractors can collect a 5 percent surcharge on use fees. Reclamation reported that it is not authorized to take possession of those funds and per the terms of the Pensus concession contract, in the case of termination, any unexpended surcharge funds become part of the Reserve Account for Facility Improvement (RAFI) which is retained by the concession contractor.

Input from coordinating team members suggested that future contracts should address the supplemental surcharge in such a way that funds collected for that purpose remain available for use at Lake Berryessa.

Current status of recreation services: Reclamation reviewed the current status of operations at various areas at Lake Berryessa. Both Markley Cove and Pleasure Cove are operating concession areas with a variety of services. All facilities regularly administered by Reclamation are open for day use. As well, Reclamation is operating three of the former Pensus concession areas until interim operators can be brought under contract: Lupine Shores (Steele Park) and Chaparral Cove (Putah Creek) have day use and boat launching, and Foothill Pines (Spanish Flat) has day use.

Coordinating team members asked questions regarding the expansion of services in the concession areas previously administered by Pensus and regarding the status of interim contracts. Reclamation stated that services and access in the concession areas would be expanded once interim contracts were executed. Reclamation stated that the operators of Markley Cove recently indicated that they were not interested in interim operations at the areas previous administered by Pensus. Negotiations between Reclamation and Forever Resorts for interim operation of two concession areas are continuing.

## **Timeline, Plan and Budget for Concession Services, Short Term**

Reclamation reviewed the plan for operations under interim contracts. Reclamation is pursuing interim contracts for Lupine Shores (Steele Park), Chaparral Cove (Putah Creek), Foothill Pines (Spanish Flat), and the northern portion of Oak Shores. The target is for interim contracts to start in May 2013 with one- or two-year terms and

one or two optional add-on years. For one recreation season, Reclamation will continue to rent existing contractor property (tables, fire rings, entrance stations) in the concession areas previously administered by Pensus, with plans to purchase and install replacements this fall and winter.

Reclamation, through the Mid-Pacific Region, has committed \$1.5 million to interim operations and prospectus development prior to Oct 2013. Those funds are targeted for the following work in progress:

- Labor for planning activities and site improvements, including engineering and technical services, public outreach, contracting services and resource management support.
- Service contracts and agreements for an administrative record, forum facilitation, security services in the concession areas, and Lupine Shores infrastructure (road and ramp).
- Supply contracts to purchase replacement picnic tables, fire rings and courtesy docks, as well as new concrete vault restrooms.

Reclamation also identified future projects that could potentially be initiated if additional funds become available, including wells and water systems at Chaparral Cove (Putah Creek) and Manzanita Canyon (Rancho Monticello), Recreational Vehicle dump stations at Lupine Shores (Steele Park), Chaparral Cove (Putah Creek), Foothill Pines (Spanish Flat), bank stabilization and a temporary launch ramp at Foothill Pines, and seawall removal/stabilization at Blue Oaks (Berryessa Marina).

## **Timeline, Plan and Budget for Concession Services, Long Term**

Reclamation presented two options for prospectus solicitation for up to six concession areas based on the Visitor Services Plan/Record of Decision. The first option is to conduct site planning for the “Required” (base) level of services, including infrastructure design, along with initiating environmental compliance prior to soliciting bids. Early stages of this option would involve securing an architectural-engineering consultant to develop site plans and provide an economic analysis that potential contractors could then bid on when the prospectus is issued. Under this scenario, construction of initial infrastructure could potentially begin shortly after execution of the concession contract because substantial design and compliance work will have been accomplished earlier in the planning stages. Option two outlines that the prospectus is issued at the beginning of the process, followed by contract award and execution, with development of site plans and environmental compliance accomplished by the successful bidder/concession contractor. Both options culminate with finalizing environmental compliance documentation and obtaining necessary permits as a final step prior to construction.

Input and questions from the Coordinating Team stressed that the pre-design and compliance component of option one would facilitate construction and give potential bidders a sense of what is expected from them but could restrict the options that a concession contractor would have to develop new or innovative services. Option two provided strength in flexibility of options for concession contractors but identified a potential roadblock with the site design, compliance and permitting process at the end. Overall, option one appeared to garner more favor with the Coordinating Team and the public. Coordinating team members also suggested a staggered schedule of development, such that some areas are slated for immediate development and others held for later so that all areas are not under construction/development at once. Coordinating team members also asked if economic feasibility information from the VSP/ROD could still have value for consideration of levels of service at concession areas. Additionally, coordinating team members asked about trails in concession areas: Reclamation indicated that provision of trails would be a responsibility of long-term contractors but that there was little financial incentive to include it in interim contracts.

Potential topics for next meeting:

- Final names of concession areas
- Updates on interim contracts and contract awards
- Decision on site planning alternatives
- Frequency of future meeting schedules

The next meeting will be Wednesday, April 24, 2013, from 1:30 to 3:30 p.m., at Napa Elks Lodge #832, Soscol Ave, Napa CA 94558.

For questions or comments regarding Lake Berryessa, contact Park Manager Jeff Laird, either by email (JLaird@usbr.gov), mail (Lake Berryessa Office, Park Manager, 5520 Knoxville Rd., Napa CA 94558) or by phone (707-966-2111, ext 0).

For additional information, please visit the Lake Berryessa website at <http://www.usbr.gov/mp/cao/berryessa> and click on “Recreation Updates” in the light-blue navigation column on the left.

Prepared: 4/2/13