

RECLAMATION

Managing Water in the West

Long Term Concession Development, Lake Berryessa

June 2014



U.S. Department of the Interior
Bureau of Reclamation

Long Term Concession Development

- Overview of Planning Process
- Description of Initial Results
- Information Stations

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Planning Process

**Draft Market
Assessment**

**Draft
Conceptual
Design Plans**

**Draft
Infrastructure
Design**

**Draft Financial
Feasibility
Evaluation**

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Planning Process Overview



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Market Assessment

- Stems from VSP ROD
- Assesses supply, demand and trends for recreation facilities & services
- Considered 100 mile radius, 25 counties
- Recommends facilities & services for five recreation areas – forming basis for site design

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Conceptual Design Description

- Stems from Market Assessment
- Analyzes Landscape features
- Assesses Land Capabilities
- Adjusts locations, types, and quantities of facilities & services for best mix

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Conceptual Design Break Down

Full range of recreation services and amenities were considered for each site

- Marinas – full or partial services
- Restaurants – full service to stand up grills
- Lodging – hotels to cabins to yurts
- Boating Services – rentals, launch ramps
- Camping – all types, group sites
- Retail – stand alone or as part of other services
- Day use – single and group sites

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Infrastructure Design

- Stems from Site Plans
- Further development of utilities, roads, launch ramps and building sizes
- Provides typical architectural designs at the 30% conceptual design level

Financial Feasibility Evaluation

- Evaluates financial viability based on market assessment, conceptual and infrastructure designs
- Compares development and O&M costs vs. revenues over term of contract

Financial Feasibility Evaluation References

- Recommends the optimum types, quantities and locations of “Required and Authorized” facilities and services
- Recommends length of term and franchise fee

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Next Steps

- Detailed Infrastructure Design
- Environmental Review
- Prospectus and Award of Contracts
- Mobilization and Construction of Infrastructure/Initial Services
- Final Design of Recreation Services and Environmental Review/Permits
- Construction of Full Services

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Where are we in the process?



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Future Milestones

**Spring
2015**

- 95% Infrastructure Design
- Complete Environmental Review
- Release Prospectus

**Spring
2016**

- Award Concession Contracts
- Mobilize Construction

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Initial Results of Planning Process

- Draft conceptual and infrastructure designs for 5 sites.
- Initial indication of financial viability
- Still draft, subject to change as further infrastructure design and NEPA process are completed and Financial Feasibility Evaluation is updated.

Putah Canyon Recreation Area



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Putah Canyon Required Services

- Marina (216 slips)
- Floating Restaurant/Store
- Boat Launch
- Boat Rentals
- Campsites (69)
- RV Dump Station
- Lodging (6)
- Day Use (31)
- Dry Storage (30)

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Putah Canyon Authorized Services

- Campsite hookups
- Boat Repair Building
- Group Day Use Area
- Playground
- Employee Housing
- Camping or Day Use in southern area

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Putah Canyon Financial Analysis

Camping	Lodging	Marina/Boat ing	Day Use	Restaurant	Retail
H	M	M	H	L	L

▪ H – High

▪ M – Moderate

▪ L – Low

▪ N/F – Not Feasible

(Based on 30 year contract term)

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Berryessa Point Recreation Area



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Berryessa Point Required Services

- **RV Campsites (41)**
- **Launch ramp**
- **Day Use sites(17)**
- **Dump Station**
- **Camp host site**

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Berryessa Point Authorized Services

- Marina with fuel
- Floating restaurant
- Retail store
- Gazebo/event area

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Berryessa Point Financial Analysis

Camping	Lodging	Boating	Day Use	Restaurant	Retail
M	N/F	L	M	N/F	N/F

▪ H – High

▪ M – Moderate

▪ L – Low

▪ N/F – Not Feasible

(Based on 30 year contract term)

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Monticello Shores Recreation Area



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Monticello Shores Required Services

- **Lodging: park models, cabins, yurts (52)**
- **Camping all types (163)**
- **Launch ramp**
- **Boat rentals/fuel (land-based)**
- **Day use (8)**
- **Fish cleaning**
- **RV Dump Station**

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Monticello Shores Authorized Services

- **Marina (50 slips)**
- **Restaurant/Store**
- **Hike-in/boat in campsites (20)**
- **Floating campsites (3)**
- **Add hook ups to existing campsites**
- **Group camping area**

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Monticello Shores Financial Analysis

Camping	Lodging	Boating	Day Use	Restaurant	Retail
L	M	H	H	N/F	N/F

▪ H – High

▪ M – Moderate

▪ L – Low

▪ N/F – Not Feasible

(Based on 30 year contract term)

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Spanish Flat Recreation Area



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Spanish Flat Required Services

- Marina (75 slip)
- Boat rentals
- Launch Ramp
- Camping (71)
- Lodging – rustic cabins, tent cabins, yurts (10)
- Day Use (21)
- RV Dump Station

Spanish Flat Authorized Services

- Restaurant
- Add hook-ups to campsites
- Playground

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Spanish Flat Financial Analysis

Camping	Lodging	Marina/ Boating	Day Use	Restaurant	Retail
L	L	M	H	N/F	N/F

▪ H – High

▪ M – Moderate

▪ L – Low

▪ N/F – Not Feasible

(Based on 30 year contract term)

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Steele Canyon Recreation Area



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Steele Canyon Required Services

- **Marina (210 slips) with fuel/pump-out**
- **Launch ramp, Fish Cleaning Station**
- **Land-based Restaurant and Store**
- **Boat Rentals**
- **Lodging: Park Models & Cabins (27)**
- **Camping for RV's, Standard and Tent Sites (86)**
- **RV Dump Station**
- **Day Use and Group Area**
- **Playground**

Steele Canyon Authorized Services

- **Additional boat slips**
- **Multi-use center**
- **Floating Campsites**
- **Hike-in\Boat-in Campsites**

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Steele Canyon Financial Analysis

Camping	Lodging	Marina/ Boating	Day Use	Restaurant	Retail
H	H	M	L	L	L

▪ H – High

▪ M – Moderate

▪ L – Low

▪ N/F – Not Feasible

Based on 30 year contract term

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Summary of Financial Projections

Areas	Camping	Marina	Lodging	Boating	Day Use	Restaurant	Retail
Putah Canyon	+	+	+	+	+	+	+
Monticello Shores	+		+	+	+		
Berryessa Point	+			+	+		
Spanish Flat	+	+	+	+	+		
Steele Canyon	+	+	+	+	+	+	+

Based on 30 year contract term

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**Questions?
Please visit the
Information Stations!**

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and click on *“Recreation Updates”* in the light-blue navigation column on the left.

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