

**ABSTRACT FOR  
ENVIRONMENTAL COMPLIANCE AND FACILITY CONDITION ASSESSMENT  
REPORT,  
SEVEN CONCESSION AREAS  
LAKE BERRYESSA, CALIFORNIA**

by Kleinfelder Inc.  
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The Bureau of Reclamation Sacramento Region (Reclamation) plans to update the following seven concession areas located on Federal land at Lake Berryessa, California, after current leases expire in 2008-2009:

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

Reclamation retained Kleinfelder, an engineering consulting firm with offices in the Fairfield/Napa area, to evaluate conditions of the concession area facilities. The purpose was to determine whether the facilities should be refurbished and reused or if replacement would be more cost effective. Kleinfelder senior engineers, specializing in the design of similar systems, evaluated the concession area buildings, water, electrical, and fueling systems, roads, parking lots, and marinas, and shoreline development



Kleinfelder first provided Reclamation with the current codes, regulations, and guidance for new structures and systems. Kleinfelder senior engineering staff then conducted field inspection of the concession areas and recorded and documented the current condition of systems. Concession area staff assisted and provided operating information. After field inspection, the evaluation was completed by calculating the cost to repair and upgrade in

comparison to the cost for new construction. Kleinfelder also considered the residual useful lifespan of the equipment.

The results of the evaluation are summarized as follows:

- Wastewater systems were generally found to be of very poor quality and most components will need to be replaced to meet long-term reliability and safety goals. Kleinfelder also recommended some urgent operating practice changes at the sewage ponds.
- Some drinking water systems appeared to be useable over the long term, if upgrades are implemented which ensure proper water quality and protection of the lake water.
- Marina docks were found to be in generally substandard condition, such that a new dock should be planned for future construction.
- Fueling systems at the marinas need improvements for long-term use.
- Electrical systems' conditions varied greatly with some suitable for long-term use without substantial upgrade and others in poor condition so that they will need to be replaced. Some immediate safety issues were raised such as for bare wire.
- Many shoreline structures, such as retaining walls, were noted that will degrade over time and therefore should be removed, or replaced.
- Buildings at the concessions were judged to have less than 15 years of remaining service life, with some projections considerably shorter.



- Napa County guidelines on roads call for a three-inch overlay of asphalt. The cost to meet these criteria was provided to Reclamation.

Kleinfelder also completed some other tasks. Prior use of hazardous materials was evaluated due to the potential future need and cost for removal of spills. Significant issues were not discovered with past practices regarding hazardous wastes. Mapping was prepared that will assist with future design efforts. The report prepared by Kleinfelder will be of use to Reclamation, along with many other documents, in finalizing the comprehensive Visitor Plan for Lake Berryessa.