

In the nearly 50 years since the current contracts were established, the concession contractors had focused for the most part on the establishment and management of large, long-term trailer villages. Previously apportioned among six concession areas were over 1,200 trailers. This type of use and these specific installations that provided approximately 50 percent of the total revenue for the previous concession contractors has been terminated and must be removed no later than the last day of the subject concession. The future business models for Lake Berryessa will not include private exclusive use. The elimination of this use type and the availability of acreage within the concession areas that is no longer committed to trailers will make available some of the best shoreline areas (in the areas open for development and assigned for concession use) for new development of short-term commercial recreation and support facilities. New development anticipated as outlined in recent planning documents includes:

- Lodging (i.e., cabins, motels, lodges, cottages)
- Food & Beverage
- Houseboat Rentals
- Small Boat Rentals
- RV Parks
- Camping
- Retail Facilities
- Marina Facilities
- Dry Boat Storage

We recommend visiting the following web site for additional detailed information on the existing and previous facilities including a condition assessment analysis (“Environmental Compliance and Fixed Asset Condition Assessment Report”) <http://www.usbr.gov/mp/berryessa/Prospectus.html>.

Throughout the Prospectus, there are suggestions to review the “Environmental Compliance and Facility Condition Assessment Report” at the Lake Berryessa web site (<http://www.usbr.gov/mp/berryessa/Prospectus.html>). This report was contracted by Reclamation and accomplished as a part of the planning process in advance of a Final EIS and ROD preceding this Prospectus. There is a significant amount of information available in this report regarding the physical condition of the concession facilities that existed at Lake Berryessa. The report was finalized in December 2002, and some conditions have changed at some concession locations. Various improvements or corrections occurred as a result of the report, but many of the situations remain the same. Offerors should use the “Environmental Compliance and Facility Condition Assessment Report” as a reference and investigate through formal questions or on-site observations any particular concerns that would impact their proposal(s).

Please review PART 3 – Section L and Tables 4-1 and Table 4-2 of this PART 4 of the Prospectus for more detailed information on issues concerning facilities.

The past concession operations at Lake Berryessa offered a wide variety of public facilities and services servicing a relatively limited clientele. These facilities and services included:

- Lodging (i.e., cabins, motels, cottages)
- Food & Beverage Operations
- Limited Houseboat Rentals