

## **PROPOSAL / RANCHO MONTICELLO RESORT [6]**



### **Rancho Monticello Resort / Area**

Rancho Monticello Resort is located on the northwest end of Lake Berryessa, two miles south of Pope Creek Bridge. The Resort is 140 acres of land and 60 acres of water; the land area varies in width from 400 to 900 feet and has over 2 miles of shoreline. The resort is divided in two parts by a large rock outcropping, known as “Turtle Rock.” The southern end of the resort has steeper terrain and deeper coves. The marina, retail area, a picnic area and most of the long-term sites are in the southern half. The northern portion of the resort has a large area of gentle slopes, less than 15%, most of which is devoted to short term use, such as RV, camping and open space. The steeper areas contain the remaining long-term sites. The Resort faces the main body of Lake Berryessa, with the east shore three miles directly across from it.

### **Rancho Monticello Resort / Description**

At the southern-most end of the Resort is the Marina that includes a gas dock, market, café, 8-lane launch ramp, moorage, docks and a Day Park. There are 386 boat slips for both short term and long-term rental. The Resort has the largest number of long-term sites at the lake, 471, many of which are nestled into the landscape. An abundance of trees helps shield the long-term sites when viewed from the lake. The long-term sites have offered an affordable solution to families and other public users. Most of the overnight use, RV and campsites are at the northern end of the Resort in the “Big Flat” area.

### **Rancho Monticello Resort / Proposed Improvements**

Initial improvements would address health and safety issues.

#### **Marina Improvements**

- Move fuel tank out of floodplain
- Replace courtesy dock(s)
- Upgrade Marina launch ramp
- Acquire additional boat rentals

- Increase Marina services

#### **Infrastructure**

- Water Distribution Improvements
- Sewage Ponds interlinked
- Roads designed to ROP criteria

#### **Day Use Areas**

Marina day use upgraded and improved:

- Add Day Park restroom
- Splash elements added
- Add playground

#### **Big Flats and North**

- Add campsites
- Add RV sites
- Add launch ramp, store and cafe
- Added and improved bathhouse facilities
- Splash elements added

#### **Long-Term Sites**

- Removal of long-term sites from the base floodplain
- Continue to enforce Health and Safety Codes
- Begin upgrade or replacement of All units to 1998 HCD Standards
- Begin upgrade of site infrastructure to accommodate new or upgraded units
- Introduce new configurations for long-term which allow for increased setbacks
- New design solutions for units to have smaller footprints, e.g. two-story, duplex and zero clearance units. This will improve views and access.

#### **Short-Term Sites**

- Add short-term rental units in Big Flat
- Offer rentals of varying sizes, studio, one, two and three bedrooms to accommodate more public needs
- Increase camping and RV sites, a portion of which would be on undeveloped lands within the Resort
- Convert long term sites to Non-Exclusive Use by a Resort operated Vacation Rental Management Program. Short term rental pool using Permittee and Resort owned vacation units

#### **Boat Storage**

- Remodel or replace boat garages.
- Move some dry storage to nearby private lands
- Consider smaller footprint solutions for storage

#### **Fire Protection**

- Install stand pipes throughout the Resort for pumper truck use
- Correct roads to fire standards

#### **Unused Federal Land / Expansion**

The PUP called for an eighth resort at Lake Berryessa, that starts at the north end of Rancho Monticello Resort and extends to the Pope Creek Bridge, which could be developed to provide additional day use and camping. The owners of Rancho Monticello Resort also own approximately 51 private land acres on the east side of Knoxville Road that are contiguous with the Resort. The land has the potential for complementing the Resort with private development and/or integrating in certain ways with the Resort. It is used as a second emergency exit from the Resort.

**Rancho Monticello Resort / Facilities Current to ROP**

Rancho Monticello resort							
Facility	Current	Phase 1	Percent of Current	Percent Change	Final Phase	Percent of Current	Percent Change
Mobile Homes 440-450	39	0	0%	-100%	0	0%	-100%
Mobile Homes 450-455	70	70	100%	0%	0	0%	-100%
Mobile Homes >455	361	360	100%	0%	400	111%	11%
TT dry 440-450	31	0	0%	-100%	0	0%	-100%
TT dry 450-455	23	0	0%	-100%	0	0%	-100%
TT dry >455	45	0	0%	-100%	0	0%	-100%
Travel Trailer (TT) Sewer >455	0	20			20		
Total Long Term Sites	569	450	79%	-21%	420	74%	-26%
Permittee Vacation Rental	0	80			160		
Exclusive Use Sites	569	370	65%	-35%	260	46%	-54%
Mobile Home Guests	569	450	79%	-21%	420	74%	-26%
Rental Mobile Homes 1Bd	1	4	400%	300%	10	1000%	900%
Rental Mobile Homes 2Bd	2	24	1200%	1100%	40	2000%	1900%
Rental Mobile Homes 3Bd	1	5	500%	400%	20	2000%	1900%
Vacation Rental 1Bd	0	20			40		
Vacation Rental 2Bd	0	50			100		
Vacation Rental 3Bd	0	10			20		
Cabins/Cottages	12	24	200%	100%	100	833%	733%
RV Sites	20	40	200%	100%	75	375%	275%
Tent Site	57	86	151%	51%	125	219%	119%
Group Camping	0	0			1		
Group Camping Capacity	0	0			40		
Total Short Term Overnight Sites	93	263	283%	183%	531	571%	471%
Picnic Area (non-campsite) #	1	2	200%	100%	2	200%	100%
Picnic Area Capacity	200	300	150%	50%	300	150%	50%
Launch/Day Use Parking	75	100	133%	33%	125	167%	67%
Total Short Term Day Use Sites	275	400	145%	45%	425	155%	55%
Total Short Term	368	663	180%	80%	956	260%	160%
Marina	1	2	200%	100%	2	200%	100%
Watercraft Fueling Dock	1	1	100%	0%	1	100%	0%
Courtesy Docks Capacity	12	20	167%	67%	20	167%	67%
Docks	54	400	741%	641%	400	741%	641%
Moorage	320	0	0%	-100%	0	0%	-100%
Ramps	1	2	200%	100%	2	200%	100%
Ramp Lanes	8	11	138%	38%	11	138%	38%
Pontoon Boat Rental	2	4	200%	100%	4	200%	100%
Ski Boat Rental	0	4			4		
Fishing Boat Rental	5	6	120%	20%	6	120%	20%
Personal Watercraft Rental	0	10			10		
Other Boat Rentals	0	10			10		
Dry Storage	598	100	17%	-83%	100	17%	-83%
Boat Garages	67	67	100%	0%	67	100%	0%
Snack Bar/Café	1	2	200%	100%	2	200%	100%
Store	1	2	200%	100%	2	200%	100%
Spa Facility	0	0			1		
Meeting Rooms	1	1	100%	0%	1	100%	0%
Wading Pool	0	0			1		
Swimming Pool	0	0			1		
Playground	0	0			2		
Indoor Activity Center	0	1			1		
Enclosed Dog Park	0	1			1		
Second Entrance [Emergency]	1	1	100%	0%	1	100%	0%
Arcade	1	1	100%	0%	1	100%	0%
Tennis	0	0			1		
Available Land USBR	50	25	50%	-50%	25	50%	-50%
Available Land Private	52	52	100%	0%	52	100%	0%