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NAPA COUNTY LAKE BERRYESSA DAY USE FACILITIES PLANS

"All viewpoints, National, Regional, State and local shall be fully considered and taken into account in planning Federal or Federally assisted development programs and projects."

Section 401 - Intergovernmental
Cooperation Act of 1968

To Officials and Citizens Concerned About Lake Berryessa:

All of Lake Berryessa and the dam creating the Lake are located in Napa County. All of the land surrounding the Lake is located in Napa County. Development of the Lake, its shoreline and the surrounding area, has been a matter of concern to the County since the Lake was created in 1958. At that time the County, in the absence of any volunteers at the Federal, State or Regional level, accepted management and development responsibility for the Lake. The responsibility was also accepted by the County in the absence of any offers or commitments of Federal or State fundings to construct or maintain any facilities or services at the Lake.

The National Park Service Plan for the future development of Lake Berryessa, prepared for and recently released by the Bureau of Reclamation, dismissed Napa County as a viable management and development agency alternative. At the present time, it appears that the National Park Service Plan is the only Plan that will be considered in deciding the future of a large and important part of Napa County. Napa County feels that other alternatives exist and must be considered if the best and not simply the only available Plan for the future of the Lake is to be considered for adoption.

The purpose of this Report is to present other plan concepts for Lake Berryessa. One Plan alternative is based on the continuation of the concessionaire development of the Lake as a means of providing needed day use facilities at the lowest possible cost to the taxpayers. It deserves serious consideration in as much as when no one else was willing to provide facilities or funding at the Lake, seven concessionaires invested 7 million dollars in private capital. At that time, no one asked if such an arrangement was "consistent with Federal investment" or "recognized the regional importance of the Lake". These are the reasons now given by the National Park Service for rejecting the concessionaire development concept.

The second Plan alternative represents the recommendations of Napa County as to what day use facilities are needed to meet the needs of the people using Lake Berryessa.

These two alternatives combined or considered separately represent the recommended development programs of the only two groups with any first-hand knowledge of the conditions, needs and operation of day use facilities at Lake Berryessa. For the general public or the Federal Government to decide whether or not they want the County to continue in its present management role or the concessionaires to continue with their development programs, they will need the information contained in this Report. It is not included in the National Park Service Report.

This Report was prepared jointly by the staffs of the Napa County Conservation, Development and Planning Department, the Lake Berryessa Park Department and the Concessionaires.

ALBERT J. HABERGER,
County Administrator

C O N T E N T S

I	The Creation of Lake Berryessa.	1
II	Napa County's General Development and Planning Program for Lake Berryessa	3
III	Existing Day Use Facilities	9
IV	Concessionaires - Proposed Day Use Facilities	12
V	National Park Service - Proposed Day Use Facilities	16
VI	Napa County - Proposed Day Use Facilities	22
VII	Conclusion and Recommendations.	28

T A B L E S

1	Summary of Existing Day Use Facilities by Concession Areas and North of Park Headquarters	10
2	Concessionaires Plan - Proposed Day Use Facilities.	13
3	National Park Service Plan - 1972 - Proposed Day Use Facilities - Concession Areas and North of Park Headquarters. .	17
4	National Park Service Plan - 1972 - Proposed Day Use Facilities - Outside Concession Areas	20
5	Napa County - Proposed Day Use Facilities - Concession Areas and North of Park Headquarters.	23
6	Summary of Existing and Proposed Day Use Facilities - Concessionaires, National Park Service and Napa County.	26

1. THE CREATION OF LAKE BERRYESSA

The present is a bridge between the past and the future. In order to understand the way things are today and to consider what is needed for the future, it is important to know what has happened in the past.

The possibility of building a dam in Napa County at Devil's Gate had been studied as early as the turn of the century by farmers in Yolo County. The combination of a narrow gorge and a wide valley made it almost a natural reservoir site.

Monticello Dam was constructed on Putah Creek, 17 miles northeast of the City of Napa, at the joining of Napa, Solano and Yolo Counties. The waters impounded by the dam inundated Berryessa Valley and created Lake Berryessa. The Lake is approximately 22.5 miles long and 3.0 miles wide, lying wholly in Napa County. The reservoir has a total shoreline of 170 miles.

Some of the high-lights of the history and character of the Lake and its development are as follows:

- 1) The Monticello Dam was completed in 1957, but the Lake started to form behind the partially constructed dam in the winter of 1955 - 56. Because of the anticipated seasonal changes in the level of the Lake, it was not felt that the Lake would become a major recreational facility. Therefore, during the construction phase of the reservoir, no provision was made for access to the Federally-owned shoreline areas suitable for recreation uses.

However, even while the Lake was forming the public started coming in increasing numbers. During this period, the only access to the Lake was from a limited number of existing roads. There were no sanitary or refuse disposal facilities. The Napa County Board of Supervisors were advised by both the State and County Boards of Health that the Lake would have to be closed to public use unless these facilities were provided.

- 2) Both the National Park Service and the State Division of Beaches and Parks studied the recreational potential of Lake Berryessa. A Report entitled "Recreational Potentialities of Yolo-Solano Development in California" was prepared by the National Park Service and submitted to the Bureau of Reclamation in March, 1957. This Report concluded that the area was not of national significance for recreational use and recommended that the Lake be administered by a State or Regional Agency.

The Division of Beaches and Parks of the State of California, in January, 1957, released a Report entitled, "State Park Potentialities of Monticello Reservoir and Putah Diversion Pool, Napa, Solano and Yolo Counties, California". In summary, the State Report recognized the high potential of the area for public use, but did not recommend its development as a State Park. A re-evaluation of the Lake was made by the State Park Commission in November, 1957. The Commission's Report, entitled, "Restudy of State Park Potenti-

alities of Monticello Reservoir", recommended that the State Division of Beaches and Parks accept administration of Monticello Reservoir Area (Lake Berryessa) for recreation purposes. The Report recommended development of portions of the project land area and acquisition of additional adjacent lands. However, the State concluded that they would not have funds to proceed with this project for at least ten (10) years.

- 3) On July 31, 1958, Napa County entered into a Land Management Agreement with the Federal Bureau of Reclamation naming Napa County to administer the public lands within the Reclamation Zone adjacent to Lake Berryessa for recreational purposes. The area of Federal ownership was established as a minimum distance of approximately 300 feet, measured horizontally from the maximum high water line. Lake Berryessa is the first lake in the history of the Bureau of Reclamation to be managed by a local governmental agency.

The original management agreement was amended in 1962 to permit the County to enter into lease agreement with private concessionaires for the development of various shoreline areas. The terms of the new agreement stipulated that the leased areas would be developed for recreational purposes and that the individual leases would run for a period of thirty (30) years, plus two ten (10) year renewal options. All leases could be terminated upon ninety (90) days notice of either party. The ninety (90) day provision is now being reconsidered as it limits the financing available to

individual concessionaires.

Today, Lake Berryessa is one of Northern California's unique recreational assets due to its location, climate, wildlife and topography.

The Lake is located approximately 45 air miles northeast of San Francisco and approximately 35 air miles west of Sacramento. It is the largest fresh-water lake in the nine county San Francisco Bay Area. These nine counties, San Francisco, Sonoma, Solano, Marin, San Mateo, Santa Clara, Alameda, Contra Costa and Napa have a combined 1970 population of 4,846,300. This figure could increase 54% by 1990, to produce a population of 7,477,100 according to forecasts prepared by the California State Department of Finance, Bay Area Transportation Study Commission and the Association of Bay Area Governments.

The five county Sacramento Area population is forecast to increase from an estimated current population of 886,000 to a 1990 population of 1,525,000, according to the Sacramento Regional Area Planning Commission.

Combining the Sacramento Area with the Bay Area places Lake Berryessa less than 45 minutes from a potential population of 9.0 million people by 1990, making it one of the most important recreation facilities in Northern California.

II. NAPA COUNTY'S GENERAL DEVELOPMENT AND PLANNING PROGRAM FOR LAKE BERRYESSA

The future of the privately financed, County-managed facilities located on Federal-ly-owned lands at Lake Berryessa has been the subject of considerable discussion and debate during the past year. A number of both Federal and State legislators and agencies have expressed their opinions and concerns about the future of the Lake. Some have speculated on what may or may not happen in regards to land use, public facilities and management responsibilities, and the National Park Service has recently published a 115-page report on the subject. Through this entire period of multi-agency/multi-legislative levels of deliberation, speculation and planning, one fact has remained constant. That fact is that Napa County is now, and will be at least in the immediate future, the agency responsible for the management and development of facilities and services at Lake Berryessa.

While the County has responded to most of the statements, proposals, press releases, and plans made concerning Lake Berryessa, little or no attention has been given to the County's Development and Planning Program for Lake Berryessa.

The program is being presented at this time to emphasize the policy decisions made by the Board of Supervisors during the years that Napa County has had the management responsibility for the Lake. In essence, the statement provides an up-to-date picture of the County's Development Program that emphasizes the following policy concepts:

- 1) The County will take a strong hand in all

planning and development that takes place at Lake Berryessa, whether it occurs at the Federal, State or Regional levels. Napa County recognizes the regional importance and use of Lake Berryessa and the Federal-ownership, but also knows that all activities at the Lake take place inside the boundaries of Napa County.

- 2) The County will provide the leadership needed to make certain that all aspects and all levels of planning and development at Lake Berryessa and for the surrounding area are coordinated to insure that the highest possible levels of service, aesthetic and environmental quality are maintained.
- 3) Needed facilities and services at the Lake shall be provided at minimum cost to the taxpayers at the County, State and Federal level.

General Background

Napa County's initial role in the planning and development of facilities at Lake Berryessa has been primarily that of a catalyst. Starting in 1958 with 170 miles of unimproved shoreline, no funds, and an immediate need for user facilities, the County, with the approval of the Federal Bureau of Reclamation, established a concessionaire (private financing) program to provide needed day use facilities.

The initial planning for the development

of the mobilehome park areas at Lake Berryessa was under the direction and supervision of the State of California. In 1963, more than 5 years after the development of mobilehome parks was started, Napa County requested and was given the authority to regulate the mobilehome park developments. It should be pointed out that by that time the character of the present development at the Lake was pretty well established. At the heart of the County's overall program is the desire of the County to establish and maintain a balanced program of facilities and financing. Under the County's initial concept, facilities provided would be using private financing to be repaid through user fees. Revenues obtained from the short-term mobilehome site facilities provided in each concessionaire area offset the capital costs required to provide day use facilities. User fees paid for these facilities would cover the cost of maintenance and policing.

The County, using the balanced facilities and financing program concept, provided facilities that in 1970 accommodated a total of more than 1.8 million user days. While some may not agree with the concept of private financing as the means for providing day use facilities, few can argue with the fact that the facilities to accommodate 1.8 million user days at the Lake were provided at no cost to the general taxpayer at the local or State level.

The Lake Berryessa Park Commission

In August of 1958, the Board of Supervisors created the Lake Berryessa Park Commission to serve as an advisory board for the

planning and management of Lake Berryessa. This Commission consists of five members, representing businessmen, ranchers, sportsmen and boaters.

The Lake Berryessa Park Commission employs a full-time Park Director, sanitarian and a staff of rangers who not only police the area, but direct rescue operations, maintain the facilities and collect the debris left by water skiers, picnickers and fishermen.

The duties of the Lake Berryessa Park Commission include the following:

- 1) To advise the Board of Supervisors with regard to management and planning of the concession and takeline areas under the existing agreement between the U. S. Bureau of Reclamation and the County of Napa.
- 2) To recommend to the Board of Supervisors on leases, concessions, rates and changes for Lake Berryessa.
- 3) To review the specific plans and specifications of all improvements and structures approved by the Park Director, prior to actual construction.
- 4) To maintain the general management and administration of the Lake Berryessa Area through the Park Director.
- 5) To prepare and maintain a master plan of Lake Berryessa subject to the approval of the Board of Supervisors.

Future Planning Goals and Policies

The Park Commission, while it does not have a separate plan (different from the 1959 National Park Service Plan), has established the following general planning objectives and policies for the future development of the Lake shoreline.

Long Range Goal #1

Provide a balanced recreation program including the Lake and the shoreline.

Immediate Objectives:

- 1) Concessionaires to provide more picnic facilities and campsites.
- 2) Encourage the development of a golf course, tennis courts and play fields.

Long Range Goal #2

Develop a landscaping program to provide a more park-like setting for the land and shoreline areas.

Immediate Objectives:

To encourage the planting of trees and other plant materials, relying primarily on vegetation that is heat resistant, fast growing and has a minimum susceptibility to damage from deer and other animals.

Long Range Goal #3

Provide improved access to the Lake.

Immediate Objectives:

Improvement of the roads in and around the Lake shoreline.

Stage Two Program 1969 - 1971

Napa County is currently completing the second stage of its overall development and planning program. The following items are included as the Stage Two Program:

1) Inventory and Improvement Program for Concession Areas.

The Wragg Canyon Concession Area was the first area selected by the County for upgrading. County Building and Health Inspectors went through the entire area listing all violations of existing ordinances or code provisions. Based on the results of that inventory and other studies, the operators of the concession area were required to make major improvements. Similar programs are now underway in other concession areas.

2) Re-evaluation and Redesign of Development Plans for the Steele Park Concession Area.

At the County's request, the operators of the Steele Park Concession Area undertook a complete re-evaluation of their original development plan. As a result of the concessionaire's re-evaluation, a new development concept based on improved architectural and design standards was developed and applied in the Steele Park Concession Area.

3) Elimination of Private Dock Facilities.

In order to improve public access to the Lake shore, the County instituted a program to eliminate the use of private dock facilities around the Lake. The program initiated at the Berryessa Marina Concession Area is now being applied on a Lake-wide basis.

4) Inventory and Evaluation of All Concession Area Sanitation Plants and Facilities.

In order to make certain that all existing sewage treatment facilities in the concession areas were functioning properly and not contributing in any way to the pollution of the Lake, the County employed a special consultant to examine all such facilities. Dr. William Oswald, of the University of California, Berkeley, the consultant hired by the County, in making his final report said he found no evidence that the concession area facilities were contributing to the pollution of the Lake. He further reported that the Lake itself was basically free from pollution.

5) Re-evaluation of Management Program.

A. Preparation and Negotiation for a New Management Agreement Between the County and the Federal Government.

In serving as the management agency for the operation of the Lake, the County recognized several years ago the need for changes in the 1962 contract agreements between the County, the Federal Government, and the concessionaires. One pro-

vision, in particular, providing for the cancellation of the agreements following a 90-day notice by either party, creates a hardship on the concessionaires in obtaining long term financing needed to construct additional day use facilities. A new contract form has been prepared and negotiations between the County and the Federal Government are underway.

B. Expanded Planning Program.

In order to make certain that planning and development around the Lake was compatible with what was being developed at the Lake, the County initiated a \$41,000 program to prepare a General Plan for the Lake Berryessa Area. The Plan was completed and published in August, 1971. The Lake Berryessa Area Plan will be incorporated in the new County General Plan scheduled for completion by July 1, 1972.

In order to provide better access to Lake Berryessa and thereby increase its usability, the County requested the State Division of Highways to conduct feasibility studies for a new limited access highway in a corridor located immediately west of the Lake. The new highway would connect to Interstate Route 80 on the south, and the Clear Lake Area on the north. The County's request is now being programmed by the Division of Highways.

Stage Three Program
1971 - 1973

Work on the County's Stage Three Program, just getting underway, will be completed by the end of 1973. The Stage Three, or current planning and development program, includes the following projects:

1) Inventory and Improvement Programs for Each Concession Area Based on Standards Contained in the California Recreation Mobilehome Park Code.

The County and the California Department of Housing and Community Development, on December 17, 1971, initiated a comprehensive survey of all concession areas to determine compliance in each area with the provisions of the California Recreation Mobilehome Park Code. State Inspectors, working with County Building and Health Inspectors, are making a comprehensive survey of each concession area and preparing a complete list of any and all violations at the concessionaire level as well as at the individual trailer site level. Citations for all violations will be written by the County.

2) Individual Concession Area Plan Re-evaluation.

At the County's request, each concessionaire has prepared an up-to-date plan map for his area. All existing and proposed facilities and uses have been shown on these plans. The County has redrafted all of these plans at a scale of 1" equals 400' using a standard land use coding legend.

The end result of this project is to provide the County with a complete up-to-date picture of the facilities provided at each concession area and what each concessionaire is planning for the future. Any plan for the Lake that does not include such information would be incomplete.

3) Preparation of Overall Plan for Lake Berryessa.

The County has also prepared a set of public day use facility standards. These standards will be used by the County to identify any deficiencies in the public use facilities being provided at the Lake. Based on the planned overall needs for the Lake, each concession area was reviewed in regard to the quantity and quality of public use facilities being provided and the area's capacity and capability to provide additional facilities.

In some cases, the County will ask concessionaires to provide additional facilities. In other cases, joint financing or outside financing will be needed to make certain that overall adequate public use facilities will be available at the Lake.

Additional studies need to be made of a limited number of Lake frontage areas outside the concession areas to identify suitable areas for various public use facilities such as the area north of Park Headquarters.

Facility needs that cannot be met within the concession areas will be allocated to other areas around the Lake. Additional planning and feasibility studies will have to be made to identify the potential cost

of the non-concession area facilities and how they can be financed.

4) Expanded Management Program.

Increased emphasis is being placed on the enforcement of all applicable County Ordinances and State Codes through an accelerated and continuing inspection program. One additional full-time building inspector has been added to the County's staff in order to insure sufficient manpower is available to maintain the County's inspection capability in the Lake Berryessa Area.

One additional project currently in the draft stage, is the preparation of a Recreational Mobilehome Ordinance for the unincorporated areas of the County. The adoption of such an Ordinance would give the County more direct control over mobile-home park development in the Lake Area.

The one carry-over item anticipated from the Stage Two Program is the approval of a new contract between the County, the Federal Government and the Concessionaires. In the absence of such a new agreement, future private funding of needed public use facilities are in jeopardy. Negotiations with the Federal Government on a new contract are continuing.

Stage Four - A Continuing Program
1973 -

The continuing phase of the County's planning and development program is built

around the concept of a continually expanding program of management, planning and development of facilities at the Lake to meet the needs of an ever-increasing user population. Until such time as the Lake reaches an optimum user capacity, there is no stopping point in the work that needs to be done at all levels. Even when the Lake reaches its capacity, additional programs or projects will be needed to make certain that user services and facilities are maintained at the highest possible level.

The prospect of reorganization of the Lake Berryessa Park Commission is currently being studied by the County. The need for a County-wide park and recreation program has been a matter under consideration by the County for some time. How such a transition would be accomplished has not yet been determined. However it is done, the end result will be the improvement and expansion of the County planning capability in and around Lake Berryessa.

For some time, the County has also been concerned about the need to develop a more cohesive image of Lake Berryessa as a general park facility owned by the Federal Government and managed by the County. Through the use of printed materials, brochures, maps, etc.; standardized signing throughout the Lake Area identifying points of interest, concession areas, etc.; and possibly uniformed personnel, the image of the various concession areas of the Lake Area as part of a single park will be more clearly established. Such a program, while primarily envisioned as a public information oriented program, will require the complete cooperation and participation of the Federal Government, the County and the Concessionaires.

III. EXISTING DAY USE FACILITIES

While many issues have been raised in regards to both the past and present conditions at the Lake, such as aesthetics, Lake front treatment, including boat docks, etc., these are all conditions which can be remedied in a variety of ways, under a variety of management and development arrangements. However, one issue that is basic to the entire question of the future of Lake Berryessa is how many people can and will be served at the Lake primarily on a day use basis, what facilities are needed and where are these facilities to be provided?

Once the number of people to be served has been determined, the number of facilities required to serve them identified and the general sites where these facilities should be located have been identified, then and only then, can the follow up considerations of financing and maintenance be considered and decided. What is not included in the National Park Service Report is an inventory of the existing day use facilities already being provided at Lake Berryessa - any indication of what future facilities are proposed by each concessionaire - what Napa County recommends in regards to day use facility needs - or how the programs and planned facilities of these three plans compare.

The following summary tables present in concise yet complete fashion, information needed for making decisions regarding Lake Berryessa and its future by Federal, State, Regional or local officials, the general public, and the users of Lake Berryessa.

Table I presents an up-to-date summary

of all of the existing day use facilities at Lake Berryessa. On-site surveys were made by Park personnel to make certain that the data is correct.

Each area has been identified by its concession area title and the numerical designation used by the National Park Service.

1 - SUMMARY OF EXISTING DAY USE FACILITIES BY CONCESSION AREAS AND NORTH OF PARK HEADQUARTERS

AREA	APPROX. TOTAL AREA	WATER FRONTAGE			PICNICKING	CAMPING	PLAY FIELDS	PARKING FACILITIES	
	ACRES	TOTAL	IMPROVED	UNIMPROVED				AUTOMOBILE	BOAT TRAILER
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	131.5	9,200 Feet	1,600 Feet	7,600 Feet	30	125	-0-	300	300
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	134.0	14,000 Feet	400 Feet	13,600 Feet	42	162	NO- 2,500 Sq. Ft. Lawn	300	300
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	41.0	12,600 Feet	400 Feet	12,200 Feet	17	94	-0-	100	100
SPANISH FLAT NAT'L PARK SER. AREA 12	275.0	22,400 Feet	500 Feet	21,900 Feet	20	130	2 Small Play Grounds & Lawn	385	125
STEELE PARK NAT'L PARK SER. AREA 15	276.0	34,000 Feet	1,000 Feet	33,000 Feet	50	253	H/Shoes V/Ball Mini-Golf Lawn for 2,500 People	750	350
SOUTH SHORE NAT'L PARK SER. AREA 18	380.0	37,600 Feet	200 Feet	37,400 Feet	10	70	-0-	100	100
MARKLEY COVE NAT'L PARK SER. AREA 19	158.0	6,800 Feet	100 Feet	6,700 Feet	7	22	-0-	150	100
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREA 10 A & D	20.7	3,000 Feet	-0-	3,000 Feet	-0-	-0-	-0-	-0-	-0-
TOTALS	1,416.2	139,600* Feet	4,200 Feet	135,400 Feet	176	856	3	2,085	1,375

* Equals 15.6% of the total water frontage areas of the Lake

1 - SUMMARY OF EXISTING DAY USE FACILITIES BY CONCESSION AREAS AND NORTH OF PARK HEADQUARTERS (Continued)

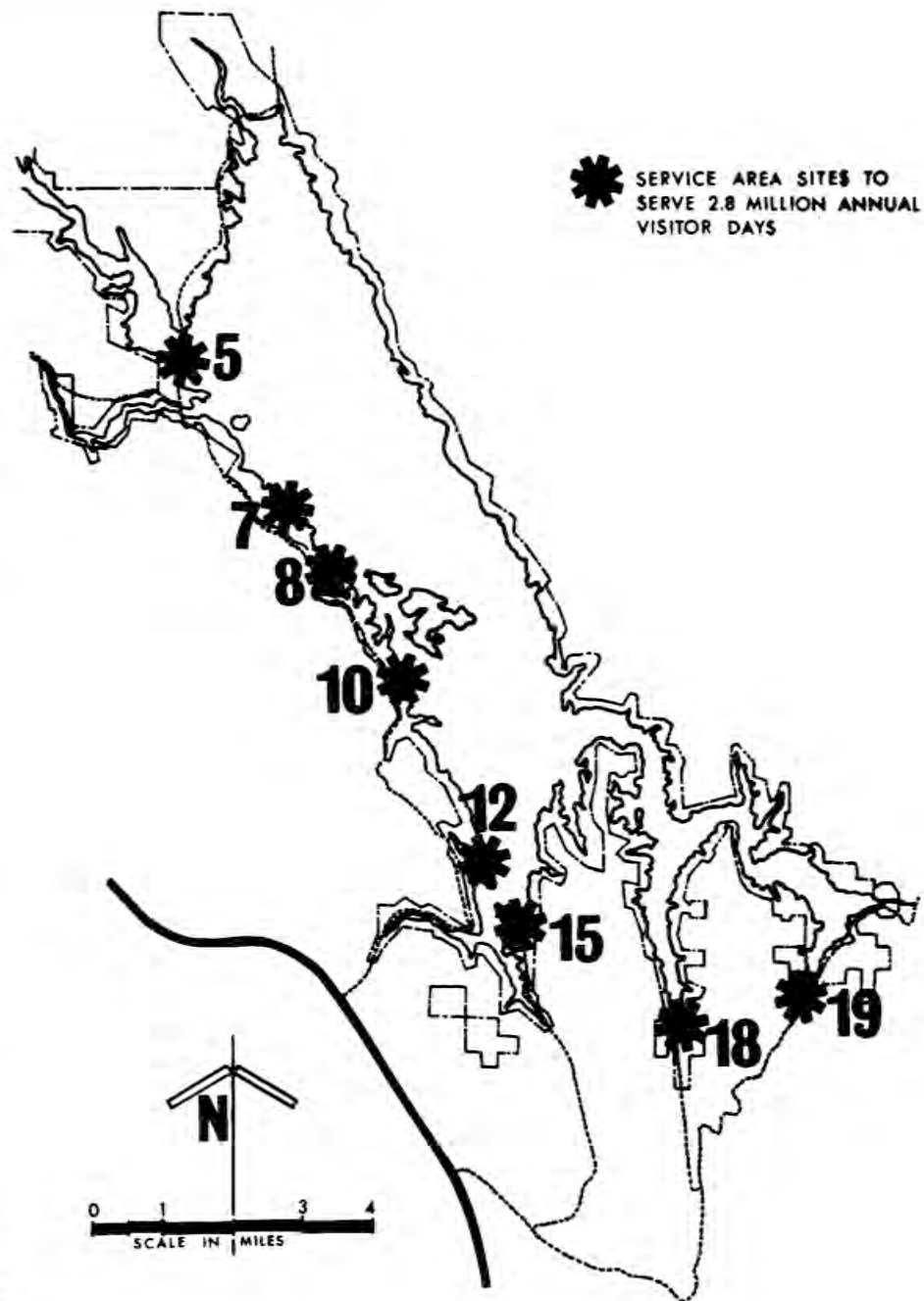
AREA	BOATING FACILITIES			IMPROVED BEACH		TRAILS (HIKING & HORSEBACK)	BICYCLE RENTALS	FISH CLEANING FACILITIES	INFORMATION BUILDINGS	SANITARY FACILITIES
	DOCK SPACES	BOAT RENTALS	LAUNCH RAMP LANES*	FRONTAGE	AREA SQ.FT.					
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	60	25	15	1,500 Feet	1,500,000 Sq. Ft.	-0-	-0-	1	-0-	4 Bldgs. 20 T. 18 S.
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	28	10	-0-	-0-	-0-	-0-	-0-	-0-	4 Bldgs. 32 T. 24 S. 30 C/T
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	131	17	6	200 Feet	8,000 Sq. Ft.	-0-	-0-	-0-	-0-	3 Bldgs. 18 T. 18 S.
SPANISH FLAT NAT'L PARK SER. AREA 12	143	31 Boats 5 Ski- Boats	14	200 Feet	8,000 Sq. Ft.	-0-	-0-	-0-	-0-	3 Bldgs.
STEELE PARK NAT'L PARK SER. AREA 15	191	26 Boats 17 Ski- Boats	12	Swim./Pool & Constant Level Lake & 300 Feet Shore Line	800 Sq.Ft. 50,000 Sq. Ft. 30,000 Sq.Ft.	1 Trail 1/2 Mile	-0-	-0-	-0-	4 Bldgs. 37 T. 29 S. 18 C/T
SOUTH SHORE NAT'L PARK SER. AREA 18	20	5	5	-0-	-0-	-0-	-0-	-0-	-0-	3 Bldgs. 14 T. 4 S. 46 C/T
MARKLEY COVE NAT'L PARK SER. AREA 19	77	20	4	-0-	-0-	-0-	-0-	-0-	-0-	2 Bldgs. 8 T. 4 S.
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	Chemical Toilets
TOTALS	622	174	66	2,200 Feet	1,596,800 Sq. Ft.	1 Trail 1/2 Mile	-0-	1	-0-	23 Bldgs. 129 T. 97 S. 94 + C/T

T = Toilet, S = Shower, C/T = Chemical Toilet, B/H = Bath House, *Capacity per Lane Approximately 48 Boats per Day.

IV. CONCESSIONAIRES - PROPOSED DAY USE FACILITIES

All of the existing day use facilities listed in Table 1 and used for comparison purposes in Table 2 were provided by the concessionaires at no cost to the general taxpayer at the State or local level. These facilities were sufficient to accommodate more than 1.8 million recreation user days at Lake Berryessa in 1970. While it is not stated in the National Park Service Plan, it is implied that any facilities that exist at the Lake represent the maximum number that can or would be provided by the concessionaires. Based on the County's knowledge of activities at the Lake and plans prepared by the concessionaires, each concessionaire was requested to identify both the quantity and general location of planned future expansion for their particular area. The responses received from each concessionaire were tabulated and mapped by the County. In order to make certain that there were no misunderstandings or misconceptions included in the data contained in the County's Summary Tables and maps, each concessionaire was asked to review the information contained in Table 2 and shown on the County's maps prior to publication.

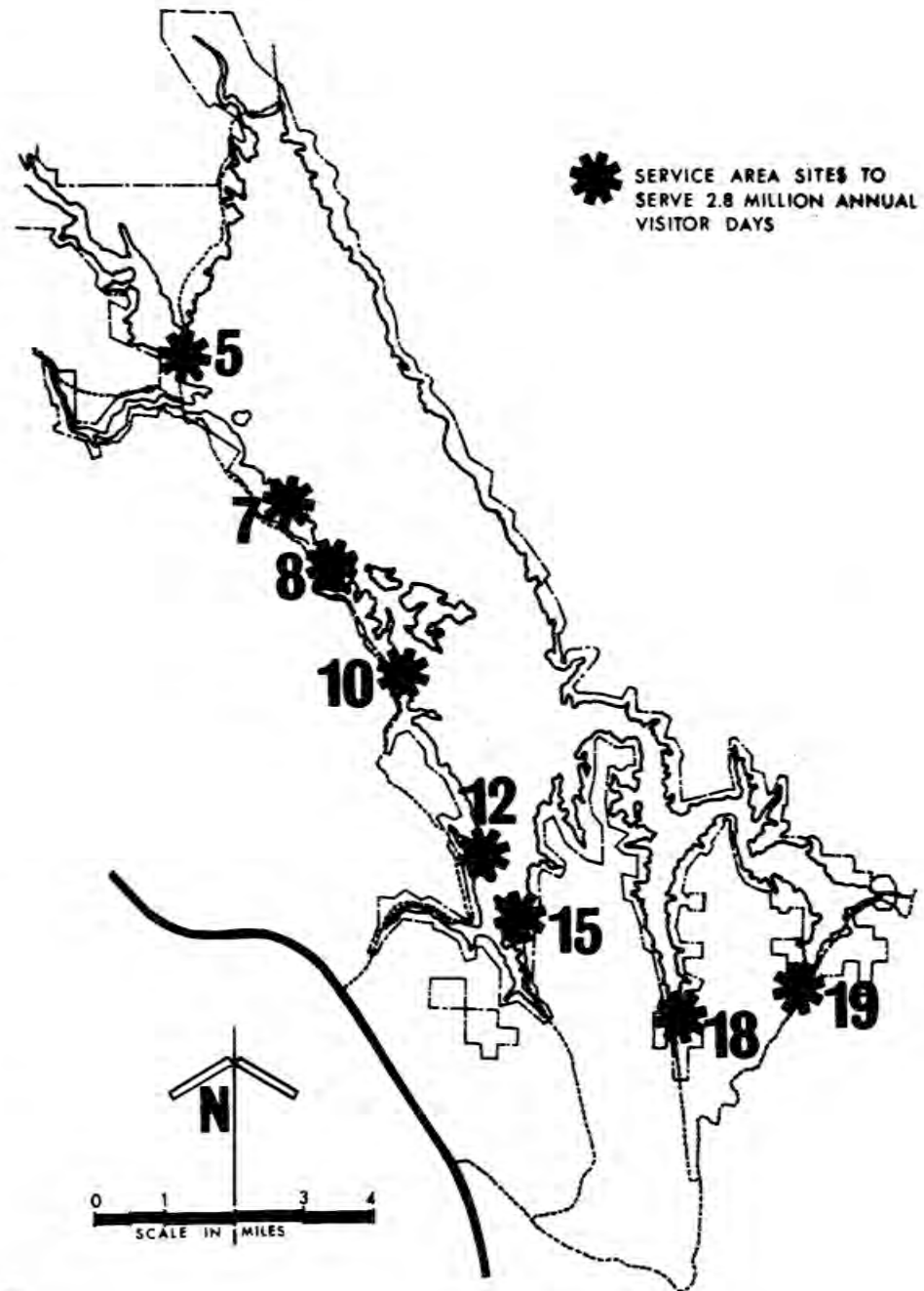
Table 2 presents an up-to-date comparison of existing and proposed day use facilities as envisioned by the concessionaires. As a Plan alternative it deserves serious consideration, both in terms of the numbers of facilities to be provided, and the already proven capability of the concessionaires to provide facilities at considerably less than the 25 million dollar figure included in the National Park Service's Plan Alternative.



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AREA	PICNICKING		CAMPING		PLAY FIELDS		PARKING FACILITIES			
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	AUTOMOBILE		BOAT TRAILER	
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	30	44	125	200	-0-	-0-	300	300	300	300
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	42	107	162	362	NO - 2,500 Sq. Ft. of Lawn	-0-	300	450	300	300
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	17	17	94	156	-0-	-0-	100	100	100	100
SPANISH FLAT NAT'L PARK SER. AREA 12	20	50	130	190	2 Small Play Grounds & Lawn Area	2	385	500	125	175
STEELE PARK NAT'L PARK SER. AREA 15	50	375	253	470	H/Shoes V/Ball Mini-Golf Lawn for 2,500 People	1	750	1,000	350	500
SOUTH SHORE NAT'L PARK SER. AREA 18	10	10	70	185	-0-	-0-	100	100	100	100
MARKLEY COVE NAT'L PARK SER. AREA 19	7	7	22	37	-0-	-0-	150	250	100	150
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
TOTALS	176	610	856	1,600	3	3	2,085	2,700	1,375	1,625

*Proposed = Existing Plus New Facilities

2 - CONCESSIONAIRES PLAN - PROPOSED DAY USE FACILITIES (Continued)

AREA	BOATING FACILITIES						IMPROVED BEACH			
	DOCK SPACES		BOAT RENTALS		LAUNCH RAMP LANES		FRONTAGE		AREA	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	60	60	25	25	15	15	1,500 Feet	1,500 Feet	1,500,000 Sq. Ft.	1,500,000 Sq. Ft.
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	-0-	28	28	10	12	-0-	600 Feet	-0-	45,000 Sq. Ft.
LAKE BERRYESSA MARTINA NAT'L PARK SER. AREA 8	131	131	17 Boats	17 Boats	6	6	200 Feet	200 Feet	8,000 Sq. Ft.	8,000 Sq. Ft.
SPANISH FLAT NAT'L PARK SER. AREA 12	143	243	31 Boats 5 Ski- Boats	31 Boats 5 Ski- Boats	14	14	200 Feet	200 Feet	8,000 Sq. Ft.	8,000 Sq. Ft.
STEELE PARK NAT'L PARK SER. AREA 15	191	391	26 Boats 17 Ski- Boats	50 Boats 30 Ski- Boats	12	12	Swimming Pool and Constant Level Lake & 300 Feet Shoreline		800 Square Feet 50,000 Square Feet 30,000 Square Feet	
SOUTH SHORE NAT'L PARK SER. AREA 18	20	20	5	5	5	5	-0-	-0-	-0-	-0-
MARKLEY COVE NAT'L PARK SER. AREA 19	77	92	20	20	4	4	-0-	Swimming Pool	-0-	-0-
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	-0-	-0-	-0-	-0-	-0-	-0-	700 Feet	-0-	140,000 Sq. Ft.
TOTALS	622	937	174	211	66	68	2,200 Feet	3,500 Feet	1,596,800 Sq. Ft.	1,781,800 Sq. Ft.

*Proposed = Existing Plus New Facilities

AREA	TRAILS (HIKING AND HORSEBACK)		BICYCLE RENTALS		FISH CLEANING FACILITIES		INFORMATION BUILDINGS		SANITARY FACILITIES	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	-0-	-0-	-0-	-0-	1	1	-0-	-0-	4 Bldgs. 20 T. 18 S.	8 Bldgs.
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	4 Bldgs. 32 T. 24 S. 30 C/T	12 Bldgs.
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	3 Bldgs. 18 T. 18 S.	5 Bldgs.
SPANISH FLAT NAT'L PARK SER. AREA 12	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	3 Bldgs.	5 Bldgs.
STEELE PARK NAT'L PARK SER. AREA 15	1 Trail 1/2 Mile	3 Trails 1 1/2 Miles	-0-	-0-	-0-	1	-0-	-0-	4 Bldgs. 37 T. 29 S. 18 C/T	8 Bldgs.
SOUTH SHORE NAT'L PARK SER. AREA 18	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	3 Bldgs. 14 T. 4 S. 46 C/T	8 Bldgs.
MARKLEY COVE NAT'L PARK SER. AREA 19	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	2 Bldgs. 8 T. 4 S.	3 Bldgs.
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	Chemical Toilets	-0-
TOTALS	1 Trail 1/2 Mile	3 Trails 1 1/2 Miles	-0-	-0-	1	2	-0-	-0-	23 Bldgs. 129 T 97 S 94 + C/T	49 Bldgs.

*Proposed = Existing Plus New Facilities, T = Toilet, S = Showers, C/T = Chemical Toilet

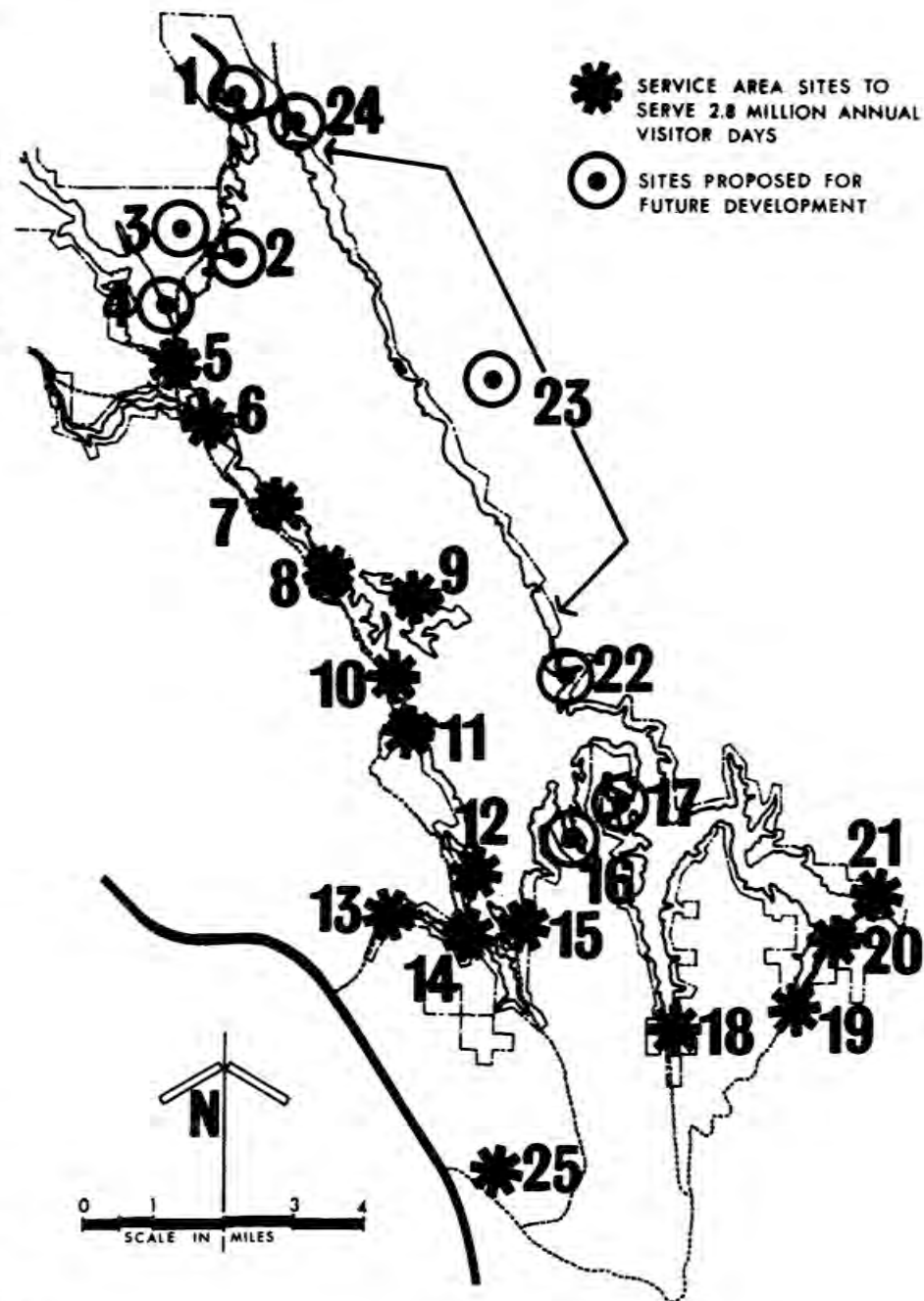
V. NATIONAL PARK SERVICE - PROPOSED DAY USE FACILITIES

Work on the 1972 National Park Service Recreational Development Plan for Lake Berryessa started in the early spring of 1970. The Plan Report stresses the regional implications of the potential use of Lake Berryessa, the responsibility of the Federal Government to protect the general public's interest and provide a facility that reflects the fact that the Lake is Federally-owned. The underlying thrust of the Plan is the achievement of a complete turnaround of the existing management concepts, concessionaire agreements and current development programs.

The day use facilities proposed in the National Park Service's Plan are spread over a total of 16 sites. For comparison purposes, the total facilities proposed by the National Park Service have been divided into two categories. The first category includes all day use facilities located within the boundaries of the existing concession areas and the area north of Park Headquarters.

The second category includes all of the other areas covered in the National Park Service's Plan outside the established concession areas and the areas (A & D) north of Park Headquarters.

The 9 additional sites included in the National Park Service's Plan for future development, Area 1 - Eticuera Creek, Area 2 - North Shore, Area 3 - Gibson Flat, Area 4 - Boy Scout Camp, Area 16 - Wild Camp, Area 17 - Wild Camp, Area 22 - Gosling Canyon, Area 23 - East Side, and Area 24 - East Side Access are not included in the Tables.



3 - NATIONAL PARK SERVICE PLAN - 1972 - PROPOSED DAY USE FACILITIES - CONCESSION AREAS AND NORTH OF PARK HEADQUARTERS

AREA	PICNICKING		CAMPING		PLAY FIELDS		PARKING FACILITIES			
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	AUTOMOBILE		BOAT TRAILER	
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	30	45	125	-0-	-0-	2 Acres	300	390	300	200
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	42	100	162	-0-	NO - 2,500 Sq. Ft. Lawn	4 Acres	300	720	300	250
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	17	-0-	94	-0-	-0-	-0-	100	165	100	100
SPANISH FLAT NAT'L PARK SER. AREA 12	20	20	130	-0-	2 Small Play Grounds & Lawn Area	2 Acres	385	490	125	175
STEELE PARK NAT'L PARK SER. AREA 15	50	55	253	323	H/Shoes V/Ball Mini-Golf Lawn Area for 2,500 People	-0-	750	860	350	300
SOUTH SHORE NAT'L PARK SER. AREA 18	10	50	70	65	-0-	-0-	100	240	100	125
MARKLEY COVE NAT'L PARK SER. AREA 19	7	35	22	-0-	-0-	-0-	150	210	100	80
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	45	-0-	-0-	-0-	-0-	-0-	70	-0-	-0-
TOTALS	176	350	856	388	3	3 Areas 8 Acres	2,085	3,145	1,375	1,230

*Proposed = Existing Plus New Facilities

AREA	BOATING FACILITIES						IMPROVED BEACH			
	DOCK SPACE		BOAT RENTALS		LAUNCH RAMP LANES		FRONTAGE		AREA	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	60	-0-	25	-0-	15	8	1,500 Feet	300 Feet	1,500,000 Sq. Ft.	60,000 Sq. Ft.
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	-0-	28	YES	10	10	-0-	700 Feet	-0-	140,000 Sq. Ft.
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	131	-0-	17 Boats	YES	6	4	200 Feet	-0-	8,000 Sq. Ft.	-0-
SPANISH FLAT NAT'L PARK SER. AREA 12	143	100 Sq.Yds.	31 Boats 5 Ski- Boats	YES	14	7	200 Feet	400 Feet	8,000 Sq. Ft.	80,000 Sq. Ft.
STEELE PARK NAT'L PARK SER. AREA 15	191	100 Sq.Yds.	26 Boats 17 Ski- Boats	YES	12	8	Swimming Pool And Constant Level Lake & 300 Feet Shoreline		800 Square Feet 50,000 Square Feet 30,000 Square Feet	
SOUTH SHORE NAT'L PARK SER. AREA 18	20	-0-	5	YES	5	5	-0-	-0-	-0-	-0-
MARKLEY COVE NAT'L PARK SER. AREA 19	77	100 Sq.Yds	20	YES	4	4	-0-	-0-	-0-	-0-
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	100 Sq.Yds.	-0-	YES	-0-	-0-	-0-	700 Feet	-0-	140,000 Sq. Ft.
TOTALS	622	400 Sq.Yds	174 Boats	7	66	46	2,200 Feet	2,400 Feet	1,596,800 Sq. Ft.	500,800 Sq. Ft.

*Proposed = Existing Plus New Facilities

3 - NATIONAL PARK SERVICE PLAN - 1972 - PROPOSED DAY USE FACILITIES - CONCESSION AREAS AND NORTH OF PARK HEADQUARTERS (Continued)

AREA	TRAILS (HIKING AND HORSEBACK)		BICYCLE RENTALS		FISH CLEANING FACILITIES		INFORMATION BUILDINGS		SANITARY FACILITIES	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	-0-	-0-	-0-	-0-	1	1	-0-	-0-	4 Bldgs. 20 T. 18 S.	3 Bldgs. 1 Bath-House
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	-0-	-0-	-0-	-0-	1	-0-	-0-	4 Bldgs. 32 T. 24 S. 30 C/T	6 Bldgs. 1 Bath-House
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	-0-	500 Feet	-0-	-0-	-0-	1	-0-	-0-	3 Bldgs. 18 T. 18 S.	2 Bldgs.
SPANISH FLAT NAT'L PARK SER. AREA 12	-0-	1 Mile	-0-	-0-	-0-	1	-0-	-0-	3 Bldgs.	1 B/H
STEELE PARK NAT'L PARK SER. AREA 15	1 Trail 1/2 Mile	3 Trails 1 1/2 Miles	-0-	-0-	-0-	1	-0-	-0-	4 Bldgs. 37 T. 29 S. 18 C/T	3 Bldgs.
SOUTH SHORE NAT'L PARK SER. AREA 18	-0-	2 Miles	-0-	1	-0-	1	-0-	-0-	3 Bldgs. 14 T. 4 S. 46 C/T	4 Bldgs.
MARKLEY COVE NAT'L PARK SER. AREA 19	-0-	2 Miles	-0-	1	-0-	1	-0-	-0-	2 Bldgs. 8 T. 4 S.	2 Bldgs. 4 C/T
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	3.5 Miles	-0-	1	-0-	1	-0-	1	Chemical Toilets	8 Bldgs.
TOTALS	1/2 Mile	±10 Miles	-0-	3	1	8	-0-	1	23 Bldgs. 129 T. 97 S. 94 + C/T	28 Bldgs. 3 B/H 4 C/T

*Proposed = Existing Plus New Facilities, T = Toilets, S = Showers, C/T = Chemical Toilets, B/H = Bath House

AREA	PICNICKING	CAMPING	PLAY FIELDS	PARKING FACILITIES		BOATING FACILITIES		
				AUTOMOBILE	BOAT TRAILER	DOCK SPACES	BOAT RENTALS	LAUNCH RAMP LANES
POPE CREEK NAT'L PARK SER. AREA 6	40	60	5 Acres	650	-0-	(20) 525 Sq.Yds.	YES	Car Top
ISLANDS NAT'L PARK SER. AREA 9	165	"Walk-in" 120 + 1 Group	3 Acres	-0-	-0-	(90) 400 Sq.Yds.	-0-	-0-
WEST SHORE NAT'L PARK SER. AREA 10	155	-0-	2 Acres	1,145	-0-	(20) 300 Sq.Yds.	YES	Car Top
PARK HEADQUARTERS NAT'L PARK SER. AREA 11	-0-	-0-	-0-	40	-0-	-0-	-0-	-0-
CAPELL CREEK - WAYSIDE NAT'L PARK SER. AREA 13	35	35	-0-	40	-0-	-0-	-0-	-0-
LOWER CAPELL CREEK NAT'L PARK SER. AREA 14	-0-	-0-	-0-	80	-0-	(10) 100 Sq.Yds.	-0-	Car Top
DAM NAT'L PARK SER. AREA 20	15	-0-	-0-	10	-0-	(5) 50 Sq.Yds.	-0-	-0-
SUB-TOTAL (OUTSIDE CONCESSION AREA)	410	215	3 Areas 10 Acres	1,965	-0-	(145) 1375 Sq.Yds.	2 Areas	3 Car Top
TOTALS (INSIDE & OUTSIDE CONCESSION AREA)	760	603	6 Areas 18 Acres	5,110	1,230	(185) 1775 Sq.Yds.	9 Areas	3 Car Top 46 Lanes

4 - NATIONAL PARK SERVICE PLAN - 1972 - PROPOSED DAY USE FACILITIES - OUTSIDE CONCESSION AREAS(Continued)

AREA	IMPROVED	BEACH	TRAILS (HIKING AND HORSEBACK)	BICYCLE RENTALS	FISH CLEANING FACILITIES	INFORMATION BUILDINGS	SANITARY FACILITIES
	FRONTAGE	AREA					
POPE CREEK NAT'L PARK SER. AREA 6	1,000 Feet	200,000 Sq. Ft.	.25 Mile Access	NO	1	-0-	1 B/H 5 C/T
ISLANDS NAT'L PARK SER. AREA 9	700 Feet	140,000 Sq. Ft.	5 Miles Hiking 3 Miles Bicycle	YES	-0-	1 (Ferry Terminus)	1 B/H 12 C/T
WEST SHORE NAT'L PARK SER. AREA 10	700 Feet	140,000 Sq. Ft.	3.9 Miles Hiking 2.9 Miles Bicycle	YES	1	1 (Ferry Terminus)	1 B/H 8 C/T
PARK HEADQUARTERS NAT'L PARK SER. AREA 11	-0-	-0-	-0-	NO	-0-	1	1 Bldg. (Existing)
CAPELL CREEK - WAYSIDE NAT'L PARK SER. AREA 13	-0-	-0-	.12 Mile	NO	1	1	1 Bldg.
LOWER CAPELL CREEK NAT'L PARK SER. AREA 14	-0-	-0-	.5 Mile	NO	1	-0-	2 C/T
DAM NAT'L PARK SER. AREA 20	-0-	-0-	-0-	NO	-0-	-0-	YES
SUB-TOTAL (OUTSIDE CONCESSION AREA)	2,400 Feet	480,000 Sq. Ft.	5 Trails ±15 Miles	2	4	4	2 Bldgs. 25 C/T 3 B/H
TOTALS (INSIDE & OUTSIDE CONCESSION AREA)	4,800 Feet	980,800 Sq. Ft.	13 Trails ±25 Miles	5	12	5	30 Bldgs. 6 B/H 29 C/T

B/H = Bath House, C/T = Chemical Toilet

VI. NAPA COUNTY - PROPOSED DAY USE FACILITIES

Napa County's Day Use Facilities Plan is based on the optimum future capacity and needs to accommodate a total of 2.8 million visitor days per year. The 2.8 million figure, an increase of approximately 1 million visitor days over the recorded 1970 day use totals, represents optimum number of users based on the present capacity of the access roads serving Lake Berryessa. Major improvements to existing roads or construction of a new multi-lane facility in the future could result in a substantial increase in the capacity figures and the need for more day use facilities.

The County's Day Use Facilities Plan is based on a breakdown of the total visitor days into summer peak months and daily demands using an average size visitor group and the related day use facilities required to serve them. Total needs for each type of facility are based on percentage use figures and use area design standards checked against past activities at Lake Berryessa to insure their applicability. For example, average camp and picnic group size was assumed to be sufficient to serve 4 persons per site and average amount of swimming beach is set at 580 persons per acre. This figure was then multiplied by the percent of total summer demand for one day to obtain a reasonable number of sites to meet most of the demand for a peak day.

The approximate number of summer days when facilities would be over crowded was then determined by using a procedure developed by the Stanford Research Institute (S.R.I.) in 1965 as part of a study of 18 California Parks. The S.R.I. Report indicated that on the average

on 51 out of 92 summer days the demand for picnic facilities will exceed one percent of the total summer demand. Assuming that one site is used all day by the same family group, the construction of facilities to satisfy 1.5% of the total summer demand would result in over crowded conditions on only 6 to 10 days per summer. The County Plan for 947 picnic sites is designed to achieve that objective. Shoreline and camping areas could be used for picnicking on over crowded days.

Regarding camping spaces, the S.R.I. Study indicated that providing facilities to meet 1% of the total summer demand for camping will result in over crowding on 50 out of 92 summer days. Each additional facility to accommodate one-tenth of one percent of the total summer camping demand will reduce the number of over crowded days by about 3. The design objective of the County Plan is to provide camping facilities to satisfy 5.4% of the total summer demand with 1688 campsites.

Assignment of additional day use facilities to individual concession areas is based primarily on the topographic conditions existing in the areas and the County determination of the need for additional facilities in that particular area. Assignment of additional facilities to a given area does not imply that all such facilities shall be provided by the concessionaire operator of that site. Assignment of facilities, financing and management arrangements will, to a large degree be determined by the Bureau of Reclamation as the Agency with the responsibility for the final decision on all planning matters.

5 - NAPA COUNTY - PROPOSED DAY USE FACILITIES - CONCESSION AREAS AND NORTH OF PARK HEADQUARTERS

AREA	PICNICKING		CAMPING		PLAY FIELDS		PARKING FACILITIES			
							AUTOMOBILE		BOAT TRAILER	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	30	72	125	200	-0-	1	300	300	300	300
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	42	160	162	370	NO - 2,500 Sq. Ft. Lawn	1	300	450	300	300
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	17	20	94	163	-0-	1	100	100	100	150
SPANISH FLAT NAT'L PARK SER. AREA 12	20	60	130	200	2 Small Play Grounds & Lawn Area	1	385	400	125	175
STEELE PARK NAT'L PARK SER. AREA 15	50	380	253	500	H/Shoes V/Ball Mini-Golf Lawn for 2,500 People	1	750	620	350	500
SOUTH SHORE NAT'L PARK SER. AREA 18	10	20	70	215	-0-	1	100	190	100	125
MARKLEY COVE NAT'L PARK SER. AREA 19	7	11	22	40	-0-	-0-	150	150	100	100
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	224	-0-	-0-	-0-	1	-0-	219	-0-	-0-
TOTALS	176	947	856	1,688	3	7	2,085	2,429	1,375	1,650

* Proposed = Existing Plus New Facilities

5 - NAPA COUNTY - PROPOSED DAY USE FACILITIES - CONCESSION AREAS AND NORTH OF PARK HEADQUARTERS (Continued)

AREA	BOATING FACILITIES						IMPROVED BEACH			
	DOCK SPACES		BOAT RENTALS		LAUNCH RAMP LANES		FRONTAGE		AREA	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	60	120	25	1	15	15	1,500 Feet	1,650 Feet	1,500,000 Sq. Ft.	1,650,000 Sq. Ft.
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	120	28	1	10	14	-0-	2 Areas 400 Feet	-0-	40,000 Sq. Ft.
LAKE BERRYESSA MARINA NAT'L PARK SER. AREA 8	131	131	17 Boats	1	6	6	200 Feet	200 Feet	8,000 Sq. Ft.	20,000 Sq. Ft.
SPANISH FLAT NAT'L PARK SER. AREA 12	143	143	31 Boats 5 Ski-Boats	1	14	14	200 Feet	200 Feet	8,000 Sq. Ft.	20,000 Sq. Ft.
STEELE PARK NAT'L PARK SER. AREA 15	191	191	26 Boats 17 Ski-Boats	1	12	12	Swimming Pool and Constant Level Lake and 300 Feet of Shoreline		800 Square Feet 50,000 Square Feet 30,000 Square Feet	
SOUTH SHORE NAT'L PARK SER. AREA 18	20	125	5	1	5	5	-0-	200 Feet	-0-	20,000 Sq. Ft.
MARKLEY COVE NAT'L PARK SER. AREA 19	77	77	20	1	4	4	-0-	-0-	-0-	-0-
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	-0-	-0-	-0-	-0-	-0-	-0-	200 Feet	-0-	20,000 Sq. Ft.
TOTALS	622	907	174	7 Areas	66	70	2,200 Feet	3,150 Feet	1,596,800 Sq. Ft.	1,850,800 Sq. Ft.

*Proposed = Existing Plus New Facilities

AREA	TRAILS (HIKING AND HORSEBACK)		BICYCLE RENTALS		FISH CLEANING FACILITIES		INFORMATION BUILDINGS		SANITARY FACILITIES	
	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*	EXISTING	PROPOSED*
PUTAH CREEK PARK NAT'L PARK SER. AREA 5	-0-	1	-0-	-0-	1	1	-0-	1	4 Bldgs. 20 T. 18 S.	8 Bldgs.
RANCHO MONTICELLO NAT'L PARK SER. AREA 7	-0-	1	-0-	-0-	-0-	1	-0-	-0-	4 Bldgs. 32 T. 24 S. 30 C/T	8 Bldgs.
LAKE BERRYESSA MARTINA NAT'L PARK SER. AREA 8	-0-	1	-0-	-0-	-0-	1	-0-	-0-	3 Bldgs. 18 T. 18 S.	5 Bldgs.
SPANISH FLAT NAT'L PARK SER. AREA 12	-0-	1	-0-	-0-	-0-	1	-0-	1	3 Bldgs.	6 Bldgs.
STEELE PARK NAT'L PARK SER. AREA 15	1 Trail 1/2 Mile	1	-0-	-0-	-0-	1	-0-	-0-	4 Bldgs. 37 T. 29 S. 18 C/T	8 Bldgs.
SOUTH SHORE NAT'L PARK SER. AREA 18	-0-	1	-0-	-0-	-0-	1	-0-	-0-	3 Bldgs. 14 T. 4 S. 46 C/T	9 Bldgs.
MARKLEY COVE NAT'L PARK SER. AREA 19	-0-	1	-0-	-0-	-0-	1	-0-	1	2 Bldgs. 8 T. 4 S.	4 Bldgs.
NORTH OF PARK HEADQUARTERS NAT'L PARK SER. AREAS 10 A & D	-0-	1	-0-	-0-	-0-	1	-0-	1	Chemical Toilets	2 Bldgs.
TOTALS	1 Trail 1/2 Mile	8	-0-	-0-	1	8	-0-	4	23 Bldgs. 129 T. 97 S. 94 + C/T	50 Bldgs.

*Proposed = Existing Plus New Facilities, T = Toilets, S = Showers, C/T = Chemical Toilet

6 - SUMMARY OF EXISTING AND PROPOSED DAY USE FACILITIES - CONCESSIONAIRES, NATIONAL PARK SERVICE AND NAPA COUNTY

EXISTING AND PROPOSED * FACILITIES	PICNICKING	CAMPING	PLAY FIELDS	PARKING FACILITIES		BOATING FACILITIES		
				AUTOMOBILE	BOAT TRAILER	DOCK SPACES	BOAT RENTALS	LAUNCH RAMP LANES
1) EXISTING FACILITIES	176	856	5 Areas	2,085	1,375	622	7 Areas 174 Boats	66
2) PROPOSED* CONCESSIONAIRE PLAN (No Time Limit)	610	1,600	3 Areas	2,700	1,625	937	7 Areas 211 Boats	68
3) PROPOSED* NATIONAL PARK SERVICE PLAN INSIDE CONCESSION AREA	350	388	3 Areas 8 Acres	3,145	1,230	(40) 400 Sq.Yds.	7 Areas	46
4) PROPOSED* NATIONAL PARK SERVICE PLAN OUTSIDE CONCESSION AREA	410	215	3 Areas 10 Acres	1,965	-0-	(145) 1,375 Sq.Yds.	2 Areas	3 Car-Top
5) PROPOSED* NATIONAL PARK SERVICE PLAN TOTAL 5 YEAR PLAN	760	603	6 Areas 18 Acres	5,110	1,230	(185) 1,175 Sq.Yds.	9 Areas	46 Lanes 3 Car-Top
6) PROPOSED* COUNTY PLAN (No Time Limit)	947	1,688	7 Areas	2,429	1,650	907	7 Areas	70

*Proposed = Existing Plus New Facilities

6 - SUMMARY OF EXISTING AND PROPOSED DAY USE FACILITIES - CONCESSIONAIRES, NATIONAL PARK SERVICE AND NAPA COUNTY (Continued)

EXISTING AND PROPOSED * FACILITIES	IMPROVED BEACH		TRAILS (HIKING AND HORSEBACK)	BICYCLE RENTALS	FISH CLEANING FACILITIES	INFORMATION BUILDINGS	SANITARY FACILITIES
	FRONTAGE	AREA - SQ. FT.					
1) EXISTING FACILITIES	2,200 Feet	1,596,800 37 Acres	1 Trail 1/2 Mile	-0-	1	-0-	23 Bldgs. 129 T. 97 S. 94 + C/T
2) PROPOSED* CONCESSIONAIRE PLAN (No Time Limit)	3,500 Feet	1,781,800 39 Acres	3 Trails 1 1/2 Miles	-0-	2	-0-	49 Bldgs.
3) PROPOSED* NATIONAL PARK SERVICE PLAN INSIDE CONCESSION AREA	2,400 Feet	500,800 Sq. Ft.	8 Trails 10 Miles ±	3	8	1	28 Bldgs. 3 B/H 4 C/T
4) PROPOSED* NATIONAL PARK SERVICE PLAN OUTSIDE CONCESSION AREA	2,400 Feet	480,000 Sq. Ft.	5 Trails 15 Miles ±	2	4	4	2 Bldgs. 3 B/H 25 C/T
5) PROPOSED* NATIONAL PARK SERVICE PLAN TOTAL 5 YEAR PLAN	4,800 Feet	980,800 Sq. Ft.	13 Trails 25 Miles ±	5	12	5	30 Bldgs. 6 B/H 29 C/T
6) PROPOSED* COUNTY PLAN (No Time Limit)	3,150 Feet	1,850,800 42.5 Acres	8 Trails	-0-	8	4	50 Bldgs.

*Proposed = Existing Plus New Facilities, T = Toilets, S = Showers, C/T = Chemical Toilets, B/H = Bath House

VII. CONCLUSIONS AND RECOMMENDATIONS

This Report describes, in part, the Concessionaire Plan, the National Park Service Plan and the County Plan for day use facilities at Lake Berryessa. The complete Plan for each area includes three large scale maps. One map showing the recommendations of the National Park Service, one the Concessionaires, and one showing Napa County's Plan. The set of three maps for each site, drawn at a scale of 1" equals 400', are too large (sheet size 24 x 36") to be included as part of this Report. However, copies of the County's and the Concessionaire's Plan maps are available on request from the Napa County Conservation, Development and Planning Department.

Each of the three plan concepts presented relate to the same shoreline areas and are similar in that respect, but different in many other ways. The National Park Service Plan recommends an expanded development plan spreading day use facilities over a total of 16 areas. The County and the Concessionaires, by contrast propose a more intensive development of the existing concession areas. Napa County also proposes the addition of some facilities north of Park Headquarters.

In general, the County's recommended plan is based on knowledge of conditions at the Lake, including the maintenance and supervision of day use facilities. These considerations have a real and practical application in regard to costs and public safety, including the protection of property and the personal well-being of every visitor to the Lake.

As previously mentioned, the National Park Service rather than supporting the planning concept of maintaining only a limited number of more intensively developed sites with related back land uses, recommends the development of a total of 16 sites. Nine additional sites would be added to the existing 7 concession areas. While such a plan, in theory, is unquestionably desirable, the related problem of the additional costs and the source of funding for the development, maintenance, and operation of 9 more areas needs to be considered. Are these costs necessary in order for the Lake to be used and enjoyed by residents of a region that includes Sacramento, Stockton, San Jose and Santa Rosa? For people to use the Lake, is it necessary to spend millions of dollars to develop every cove, inlet and island of the Lake? What do most of the residents of the multi-metropolitan area, just described, who come to Lake Berryessa look for - a Disneyland North complete with ferry boats, or open space areas devoid of development, people, automobiles and bicycles? These are some of the questions the Bureau of Reclamation will have to answer.

In the County's opinion, more open space can be provided by concentrating the location of the facilities needed for urban residents to enjoy the Lake in a limited number of sites. Each visitor to the Lake can then decide how he or she wants to use the available facilities. He can remain in one of the more intensively developed areas and live in a tent, a trailer, a mobile-home or a motel - have a picnic, eat at a restaurant - hike along the shoreline, look at the Lake or rent a boat and explore the shoreline.

All of these individual needs and desires need to be accommodated. However, it is assumed that the individual who comes to Lake Berryessa is looking for open space - a change of pace from the urban surroundings he lives in during the week. Based on this assumption, it is the County's contention that one of the most important resources at the Lake is open space and the best way to protect that resource is through a program of limited, not expanded, shoreline development. Concentrated development at key locations also minimizes the potential deterioration of the environmental quality and ecological balance that makes the Lake an attractive area to visit. Clearly a choice will have to be made between the two existing and opposing points of view on how to best serve the needs of the recreation user visiting the Lake, how to finance these needs initially and on a continuing basis, and how to best protect the Lake.

Napa County has attempted in this Report to present the case for a limited number of intensively developed sites, not limited facilities, primarily privately financed under the County's management. In support of these concepts the following recommendations are submitted to the Bureau of Reclamation for their consideration and approval.

Recommendations

- 1) That the Bureau of Reclamation reject the dispersed facilities development plan concept and plan proposed by the National Park Service on the grounds that

- A) A dispersed development plan would result in eventual development of most of the total Lake frontage and that such development would seriously threaten the ecological and environmental quality of the Lake. For example, extensive shoreline development would threaten the future status of the Lake as part of the fly-way for wild geese and other water birds.
- B) A dispersed day use facilities plan would require higher initial development cost and continued high maintenance and supervision costs. For example, policing to insure the adequate protection of a visitor's safety and property would have to be substantially expanded.

In summary, the National Park Service Proposed Plan is not a practical solution to the real problems or needs at Lake Berryessa.

- 2) That the Bureau of Reclamation adopt the following concepts as the general basis for the development of a workable plan for the future of Lake Berryessa.
 - A) That a limited number of service and day use facilities areas be developed at key points around the Lake to insure
 1. The retention of a maximum amount of open space for user enjoyment and wildlife protection
 2. The maximum protection of the ecological and environmental quality of the Lake and surrounding area.

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- B) That each such center provide a complete range of user facilities and services.
 - C) That each center be developed and maintained to the greatest extent possible with private capital to be repaid through user fees. Private financing to be supplemented, when necessary, with available public funds.
 - D) That the day use facilities developed outside the main concession areas will be financed and maintained with public funds.
- 3) That the Bureau of Reclamation continue to recognize that Napa County, more than any other agency of government, is directly concerned with the future development and success of Lake Berryessa. In Napa County, Lake Berryessa is not a project number, or budget account number included among 259 other National lake or forest projects or budget accounts. It is rather a vital, active and important major part of Napa County. That the Bureau, in recognition of the County's concern and involvement with Lake Berryessa, continue and strengthen its partnership with Napa County as the management agency for the Lake.

The County, since it first accepted the management responsibility for Lake Berryessa, has not shirked its duty. While limited funds and limited personnel were a problem during the early stages of the development of the Lake, in those early years there were also fewer facilities available and fewer users at the Lake

and, correspondingly, less need for County involvement. However, the County's capability and commitment in terms of management and involvement at the Lake has grown in direct proportion to the volume of the users and the amount of development that has taken place.

- 4) That the Bureau of Reclamation approve a new management agreement with the County that would eliminate the existing 90-day unilateral termination clause and would provide for long-term leases for concessionaire operations at the Lake.

More than four years of discussions and meetings between various Federal Agencies, Departments and representatives, and the County have already been invested in drawing up a new agreement. That amount of time should have been more than sufficient for the consideration of all of the necessary changes and to obtain all the required approvals. The Bureau should now approve the revised agreement in order that the County can move ahead with the renegotiation of individual concessionaire agreements to insure the early construction of needed day use facilities. Further delays will not improve conditions at the Lake or the quality of the proposed new agreement. If service to the citizens of Northern California is the real concern of the various levels of government involved in the planning and management of Lake Berryessa, then positive action not more delays is what is needed.