

Facilities will be located on both sides of the roadway offering both protected and exposed lake view sites and include group camping, improved camping, and unimproved camping, individual and group picnic areas, outdoor event area (200 seat capacity, associated with overlook for group presentation), fishing bridge, and group ramada. The main feature of this area will be a 10 lane boat ramp facility consisting of 10 concrete launch lanes, three courtesy docks, parking for 500+ vehicles, three restroom buildings, a large ramada, and a fish cleaning station. The ramps will function between 1,702 and 1,598 elevations.

The preferred option develops Area 1 as follows:

	<u>AC</u>	<u># Sites</u>	<u>% of D.A.</u>
Improved Camping	19	95	41
Group Camping	14.4	2	38
Picnic	10.0	60	22
Group Picnic	3.0	1	12
Total Developed Area	46.4 AC		

Area 2

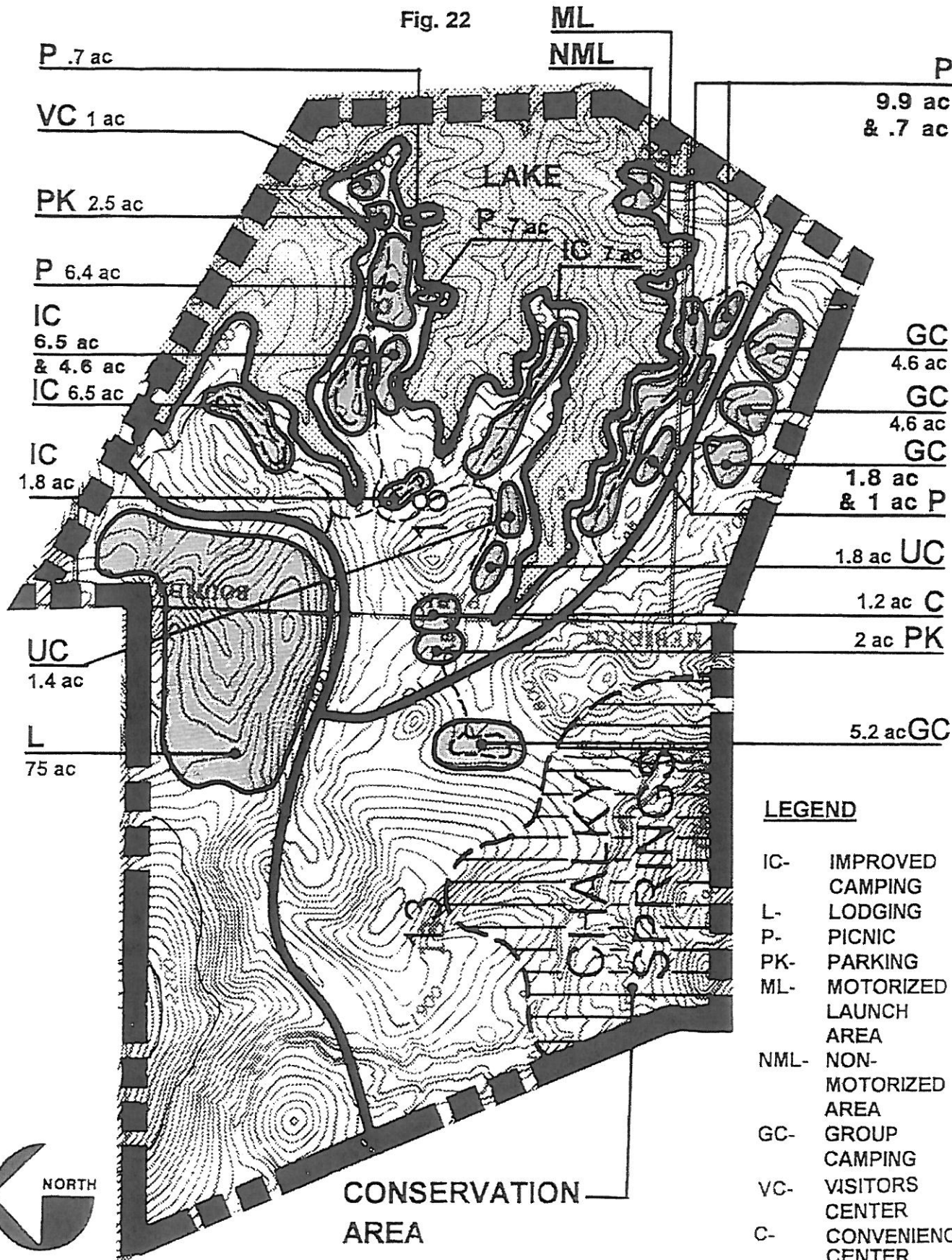
Area 2 is located along the upper portion of South Park Road and the southwest portion of North Park Road. The developable area is primarily along the lake edge with the majority characterized by two large peninsulas extending easterly into the lake. See Figure 22.

- Existing water rights may impact Chalky Springs area.
- Mineral rights adjacent to proposed lodging site.
- Chalky Springs conservation area impacts development area.
- Excellent views and orientation to the lake from shore and peninsulas.
- Vegetation is sparse; Palo Verde/Saguaro community.
- Sites along shore and peninsulas protected from NW winds by mountains to the north and west.
- Soil type limitations indicate severe restrictions for structures, roads, and absorption fields.
- Area around junctions of North and South Park Roads occurs in area of high (6+ sites) number of cultural resource sites.

The following facilities are currently built or have been designed in this area:

1. 76 unit improved campsite facility (Desert Tortoise Campground)
2. North Park Road - Phase I

Fig. 22



LEGEND

- IC- IMPROVED CAMPING
- L- LODGING
- P- PICNIC
- PK- PARKING
- ML- MOTORIZED LAUNCH AREA
- NML- NON-MOTORIZED AREA
- GC- GROUP CAMPING
- VC- VISITORS CENTER
- C- CONVENIENCE CENTER
- UC- UNIMPROVED CAMPING

AREA 2

**L A K E P L E A S A N T
R E G I O N A L P A R K**



Facilities include group camping, picnic, and improved camping sites. A small commercial area will also be located near the junction of North and South Park Roads. The main features of this area will be the Desert Tortoise Peninsula (which will accommodate a 76 unit improved campground facility), picnic sites, and a beach area all with lake frontage views.

This area also includes a 75 acre site located on the west side of North Park Road designated for lodging facilities.

The preferred option develops Area 2 as follows:

	<u>AC</u>	<u># Sites</u>	<u>% of D.A.</u>
Improved Camping	27.4	137	19
Group Camping	13.8	3	12
Picnic Areas	21.2	127	14
Group Picnic	3.2	2	0
Lodging	75	1	51
Visitors Center	1	1	.6
Parking	4.5	2	3
Convenience Center	1.2	1	.8
Total Developed Area	147.3 AC		

Area 3

Area 3 is located east of the junction of North Park Road and Peninsula Road along the lake edge. The dominant feature of this area is the large peninsula which will be the major feature of the Marina and Operations Center sites. See Figure 23. The following features characterize this site:

- Excellent orientation to the water.
- No mineral or water rights impact this area.
- Limited areas of less than 15% slopes.
- Vegetation is sparse Palo Verde/Saguaro community.
- Coves and inlets south of peninsula offer protected areas from winds and rough water.
- Mountains to the west provide protection from westerly winds.
- Soil type limitations indicate severe restrictions for structures, roads, and absorption fields.
- No cultural resources impact the area.

The following facilities are currently designed for this area:

1. 400 Acre Marina Facility

The dominant feature of this area will be the 400 acre marina facility located primarily along Peninsula Road. Facilities within the marina site will include:

- Roads, Water, Electricity and Telephone Service, from Peninsula Road (Peninsula Road is approx. 2000' from the proposed boundary of the marina site)
- Boat Ramp, a minimum of 5 lanes (each 15') for public use
- Parking, minimum of 500 spaces (aggregate)
- Wet Storage, minimum of 250 boats slips
- Dry Storage, minimum of 150 units
- Wastewater Treatment Facility
- Watercraft Fueling Station
- Snack Bar (sale of convenience items), maximum capacity of 30 persons
- Watercraft Rental
- Fish Cleaning Station
- Beach Area min. of ¼ mile in length, to be seasonal from May 1 to September 1, and to meet a min. water level elevation of 1670'
- RV Park, minimum of 50 spaces
- Camping Area, minimum of 50 spaces, semi-private/primitive with restroom facilities
- Watercraft Repair Facility
- Picnic Area, min. of 100 family units

2. Operations Center

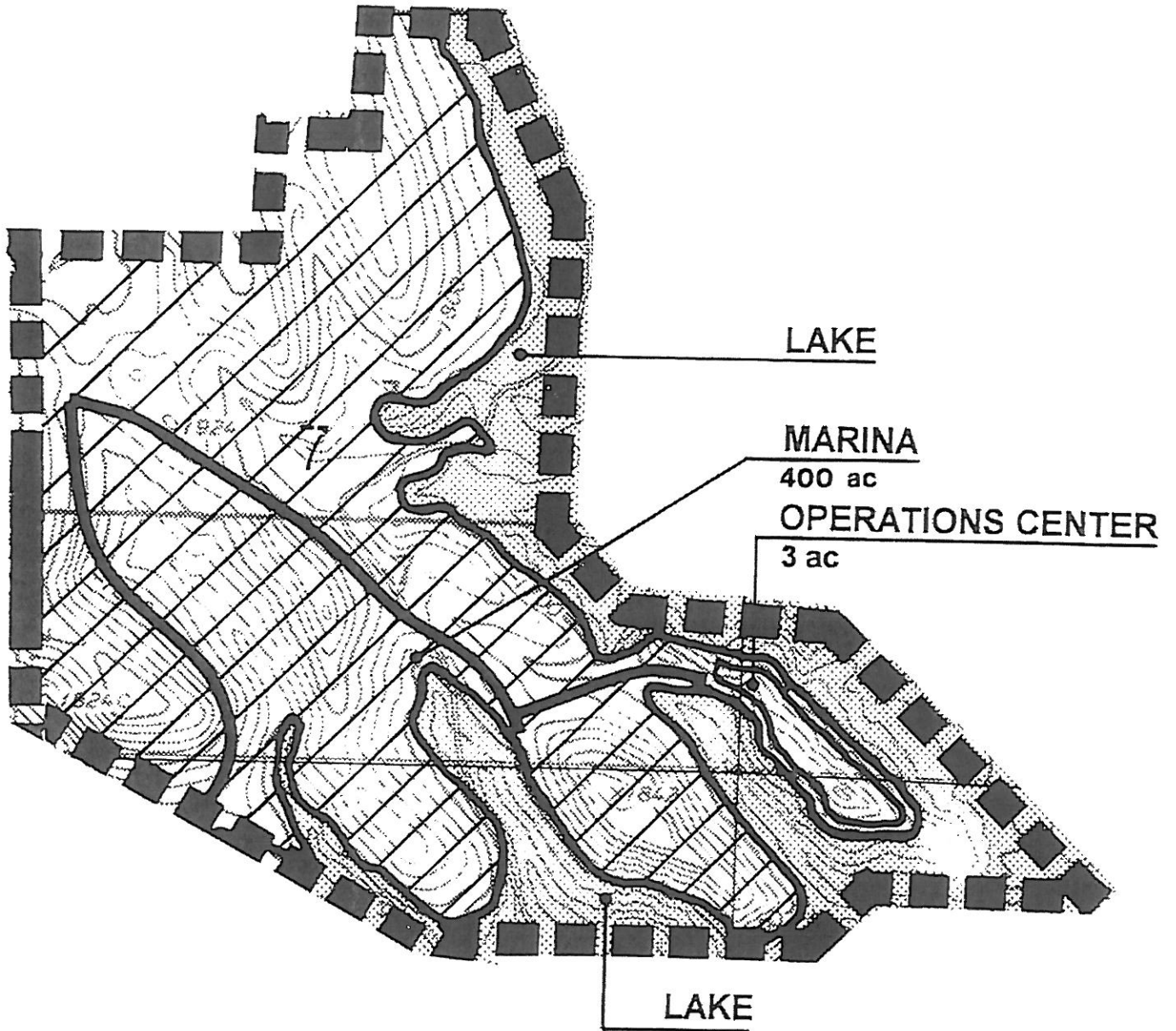
The main peninsula is also the site of the 5,600 S.F. Operations Center which will provide office, communications, first aid, and support spaces for the Maricopa County Recreation Services Department, Maricopa and Yavapai County Sheriffs Department, and the Arizona Game and Fish Department. A 4,100 S.F. boathouse will also accompany this facility.

- 5,600 S.F. building with offices, first aid facilities, and support spaces
- 4,100 S.F. boathouse with 15,600 S.F. outdoor storage compound and fuel storage
- Helipad

Proposed development for Area 3 is as follows:

	<u>AC</u>	<u># Sites</u>
Marina	400	1
Operations Center	3	1
Total Developed Area	403 AC	

Fig. 23



AREA 3

LAKE PLEASANT
REGIONAL PARK



Area 4

Area 4 is located north of the marina site in the Pipeline Canyon area. (See Figure 24). The area is characterized by the following:

- Pipeline Canyon Conservation Area impacts area.
- Protected inlets off Pipeline Canyon offer good fishing habitat.
- Excellent views of lake.
- Very limited developable areas along shoreline.
- No vehicle access.
- Boat-in, equestrian and foot access only.
- Majority of area rated as medium (1-5 sites) in regards to incidence of cultural resource sites.
- Soil type limitations indicate severe restrictions for structures, roads, and absorption fields.
- Palo Verde/Saguaro vegetation type except at Pipeline Canyon where Desert Wash community dominates.
- Majority of land area over 10% slopes.
- West portion of area owned by BLM.
- Mineral and water rights occur on west portion of site in Pipeline Canyon.

There is no development currently planned for this area, except for possible low water shoreline camping and trails development.

Area 5

Area 5 is located at the north section of the lake adjacent to the North Entry Road. The area is characterized by the following:

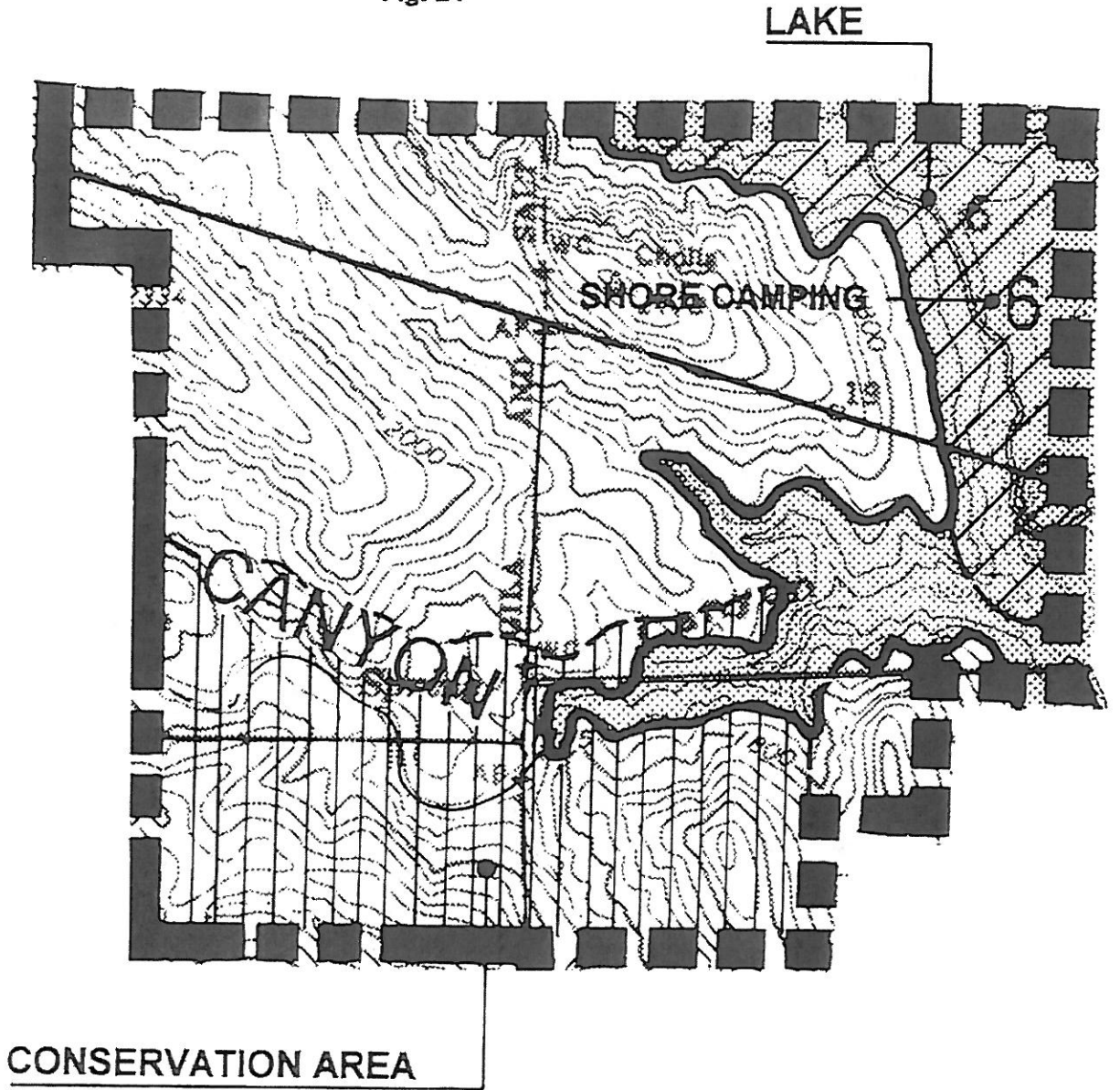
- Significant areas of developable land (< 15% slope) along shoreline.
- Soil type limitations indicate severe restrictions for structures, roads, and absorption fields.
- Occurs in area rated as medium density (1-5 sites) in regards to cultural resources.
- Existing water rights impact area.
- Cottonwood Creek Conservation Area impacts area.

This is the northernmost area of major improvements on the lake. It is accessed through the North Entry Station on the North Entry Road. Improvements in this area will include camping and picnic areas, equestrian and hiking staging areas, and a 4-lane boat ramp facility. See Figure 25.

The following facilities have been designed in this area:

- 1-4 lane boat ramp facility with parking
- North Park Entry Road
- North Park Entry Station

Fig. 24

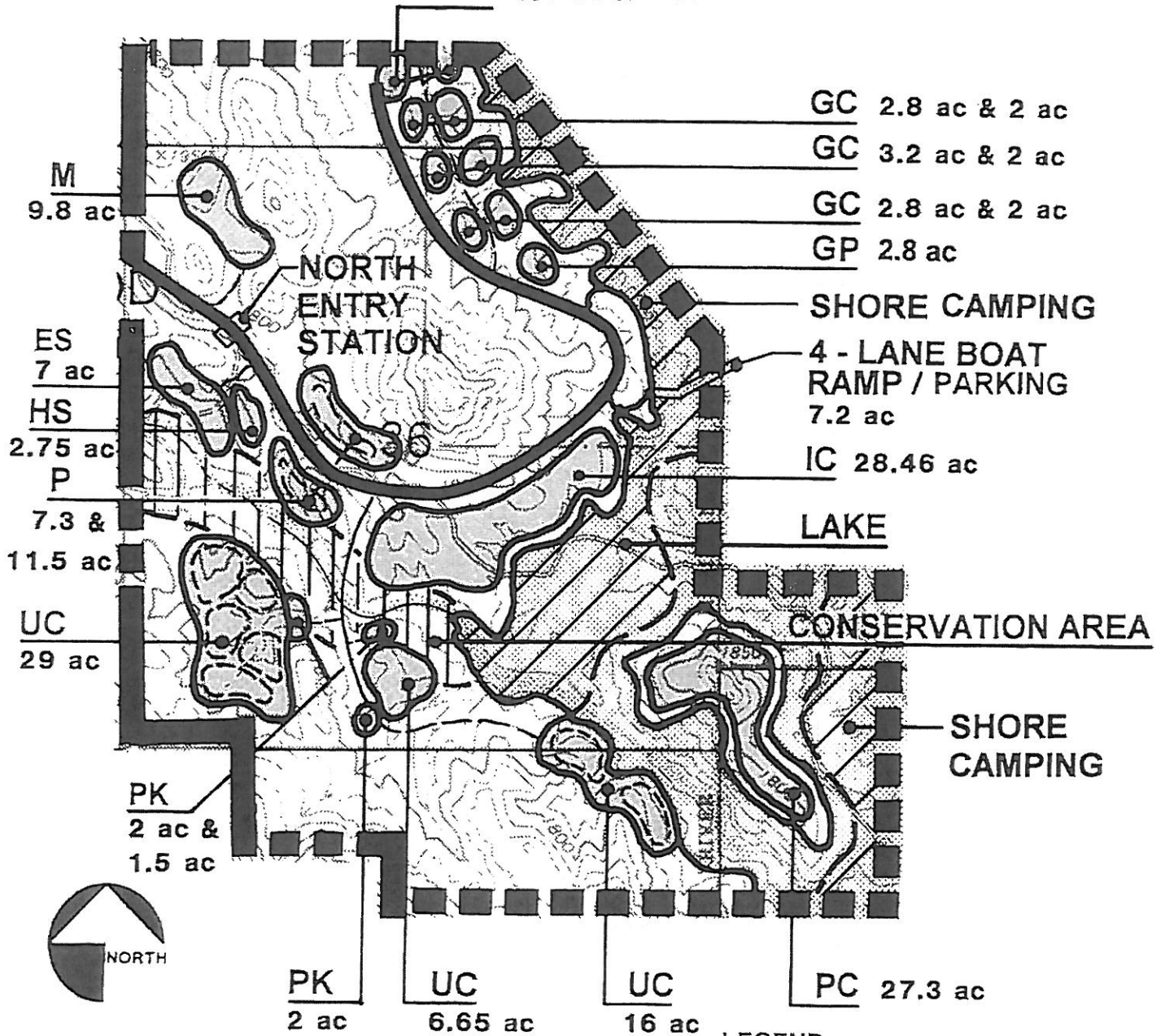


AREA 4

LAKE PLEASANT
REGIONAL PARK



Fig. 25
GC 3.4 ac & 3 ac



AREA 5

LEGEND

- GC - GROUP CAMPING
- PK - PARKING
- PC - PRIMITIVE CAMPING
- M - MAINTENANCE YARD
- SC - SHORE CAMPING
- UC - UNIMPROVED CAMPING
- P - PICNIC
- IC - IMPROVED CAMPING
- ES - EQUESTRIAN STAGING AREA
- HS - HIKING STAGING AREA
- GP - GROUP PICNIC

**L A K E P L E A S A N T
R E G I O N A L P A R K**



The preferred option develops Area 5 as follows:

	<u>AC</u>	<u># Sites</u>	<u>% of D.A.</u>
Group Camping	21.2	8	12
Improved Camping	39.86	199	20
Unimproved Camping	51.65	181	27
Primitive Camping	27.3	82	14
Picnic Area	18.8	112	10
Group Picnic	5.5	1	0
Equestrian Staging Area	7	1	4
Hiking Staging Area	2.75	1	1
Maintenance Compound	9.8	1	5
Boat Ramp Parking & Fac.	7.2	1	4
Parking	5.5	3	3
<hr/>			
Total Developed Area	194 AC		

Area 6

Area 6 is located at the northwestern portion of the lake near Castle Creek area. See Figure 26. The area is characterized by the following:

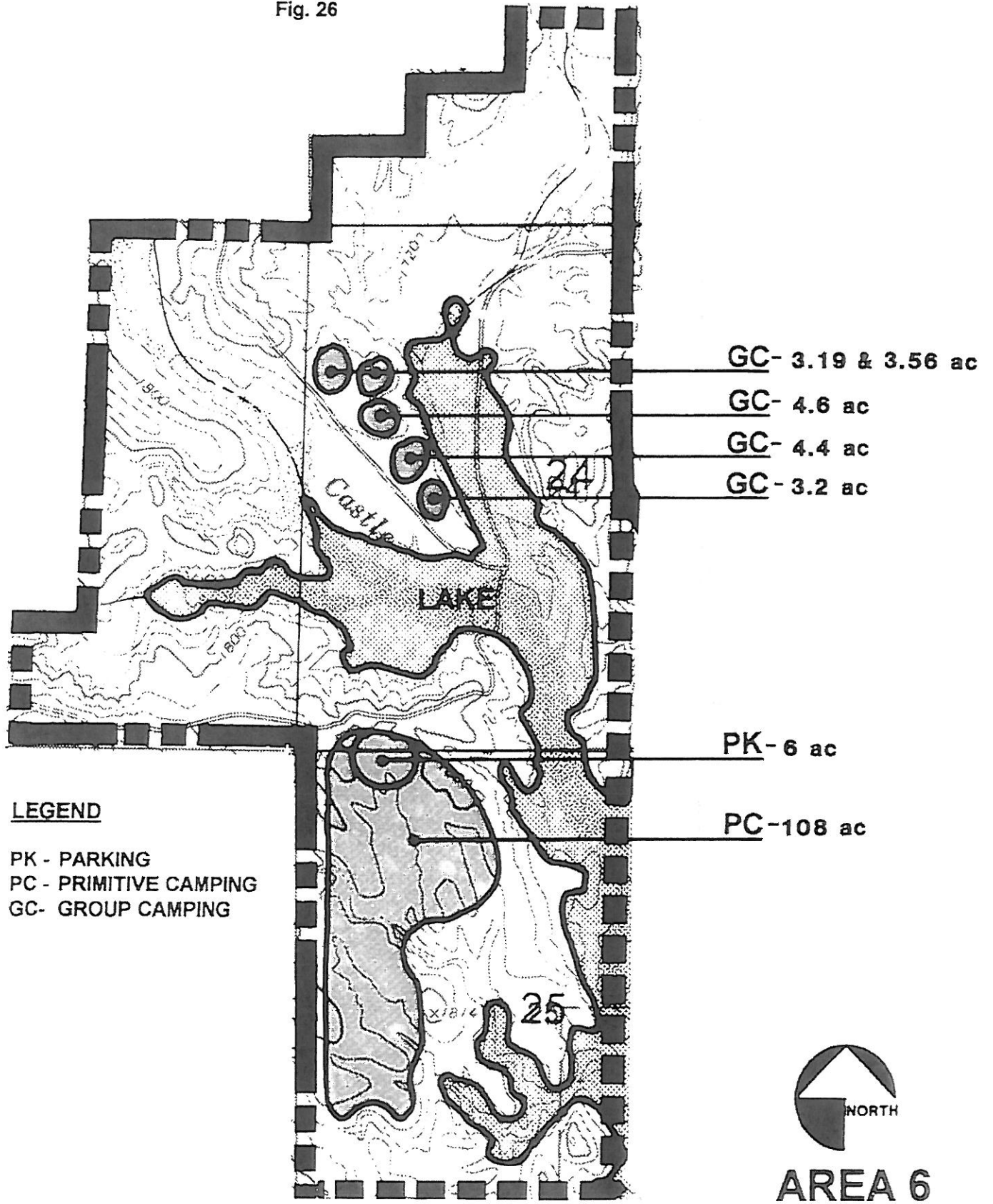
- Large areas of slopes less than 15%.
- No mineral or water rights in the area.
- Very gradual slopes at water edge well exposed large areas of land as water recedes.
- Major washes impact the northern portion of the site.
- Access to lake is through Castle Creek inlet, designated as no wake zone/improved fish habitat.
- Vehicle access limited to dirt roads, no paved access.
- Large portion of land currently owned by BLM.
- Soils limitations vary from slight to severe in regards to restrictions for structures, roads, and absorption fields.
- Entire area is rated as high (6 + sites) in regards to incidence of cultural resource sites.

There have been no facilities designed yet for this area.

Preferred development for Area 6 includes the following:

	<u>AC</u>	<u># Sites</u>
Group Camping (primitive)	21.85	6
Primitive Camping	115.8	347
Parking	6	
<hr/>		
Total Developed Area	143.65 AC	

Fig. 26



L A K E P L E A S A N T
R E G I O N A L P A R K



Area 7

Area 7 is located on the east side of the lake northeast of the dam and west of Black Mountain. See Figure 27. The area is characterized by the following:

- Limited area of developable space surrounded by very rugged terrain.
- Protected and isolated site with excellent views of the lake.
- No mineral or water rights in the area.
- Palo Verde/Saguaro community vegetation type.
- Steep slopes along shoreline.
- Area surrounded by BLM, MWD, and state owned land.
- Soil type limitations indicate severe restrictions for structures, roads, and absorption fields.
- Occurs in area rated as medium density (1-5 sites) in regards to cultural resources.

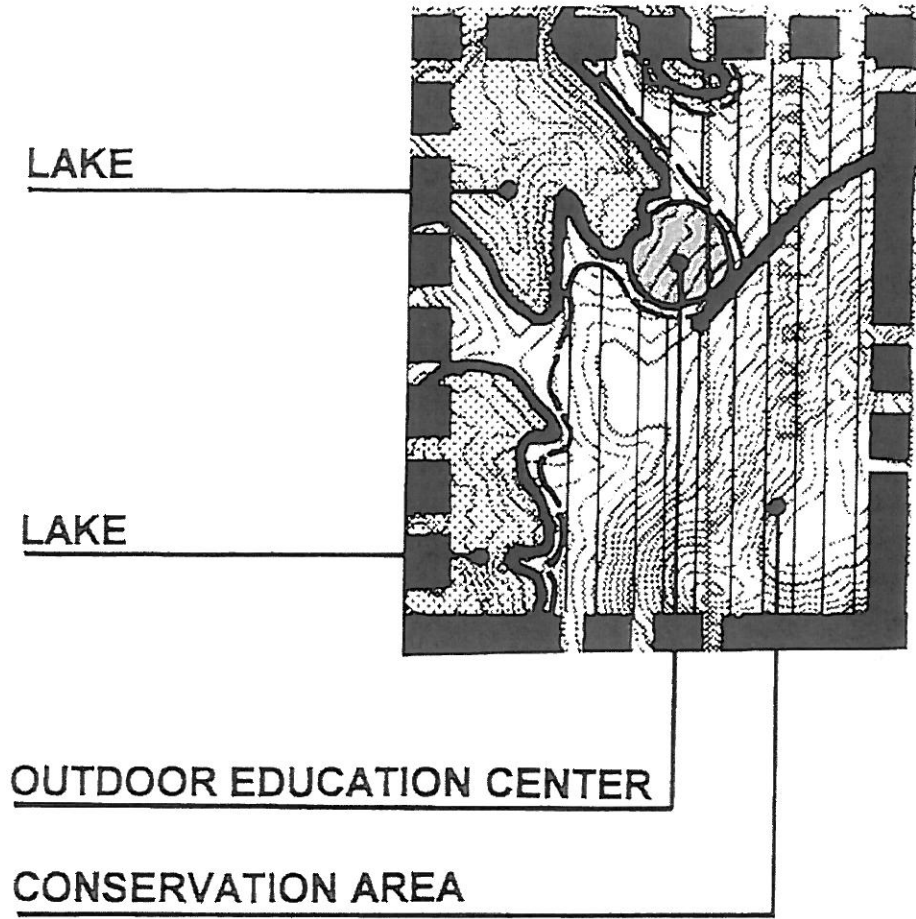
The following facility has been designed and sited for this area:

- Outdoor Education Center
 - Two 6,000 S.F. dormitory buildings.
 - Main classroom/office building of 15,000 S.F.

Proposed development for Area 7 is as follows:

	<u>AC</u>	<u># Sites</u>
Outdoor Education Center	8	1
Total Developed Area	8 Ac	

Fig. 27



AREA 7

L A K E P L E A S A N T
R E G I O N A L P A R K



Table 29

**LAKE PLEASANT REGIONAL PARK
RECREATION FACILITIES**

Recreation Facilities (# of Sites)

Areas	Improved Camping	Unimproved Camping	Primitive Camping	Group Camping	Picnic	Group Picnic
Area 1	95	0	0	2 (130 Units)	60	1 (75 Units)
Area 2	137	0	0	3 (246 Units)	127	2 (48 Units)
Area 3	0	0	0	0	0	0
Area 4	0	0	0	0	0	0
Area 5	199	181	82	8 (191 Units)	112	1 (82 Units)
Area 6	0	0	347	6 (196 Units)	0	0
Area 7	0	0	0	0	0	0
TOTALS	431 86.26 acres	181 51.65 acres	429 143.1 acres	19 (763 Units) 71.25 acres	299 50 acres	4 (205 Units) 11.7 acres

D. Funding

Development funding at Lake Pleasant Regional Park comes from three sources: the Bureau of Reclamation (Reclamation), county bonds, and miscellaneous grants. The Recreational Management Agreement of 1990 (the Agreement) between the County and the Bureau of Reclamation outlines the funding arrangement for replacement and enhancement facilities at the Park. Exhibit B of the Agreement inventories all replacement facilities at the Park and is in compliance with Plan 6. Reclamation is responsible for providing survey, design, and construction of replacement facilities at their sole cost and expense. These physical replacement facilities must be at least equivalent to those in Exhibit B of the Agreement; however, all facilities must meet current Federal, State, and County health safety standards.

The Agreement allows for 50-50 (50 percent paid by each party) cost-sharing between the County and Reclamation for recreation costs attributable to enhanced Park recreational facilities, including the construction of new facilities beyond replacement facilities. The enhancement aspect of each project will be decided on a case by case basis. The aggregate obligation of Reclamation is 8 million dollars, based upon October 1988 prices and subject to indexing through the Reclamation Construction Cost Indices, prepared periodically by Reclamation. Reclamation will maintain ownership of all facilities that are replacement or cost-shared. Improvements built without Federal assistance will remain the property of the County or the third party (concession) until the Agreement is terminated. At that time, title to the facilities will be vested in Reclamation, unless otherwise noted in their approval of the development. The County is responsible for operation and maintenance of Park facilities. A second funding source is bonds. The County has 4.8 million dollars available for county-wide park development from the 1986 sale of bonds. The third funding source is grants. Three of the Phase I improvements: the floating boathouse and courtesy dock, the floating restroom, and the wind warning system, are funded through a State Lake Improvement Fund (SLIF) grant. Other Federal and State grants may be appropriate for future use at the Park.

It is anticipated that, eventually, revenues generated at the Park will fund operation and maintenance, and when revenues exceed operational costs, they will be used to fund development projects.

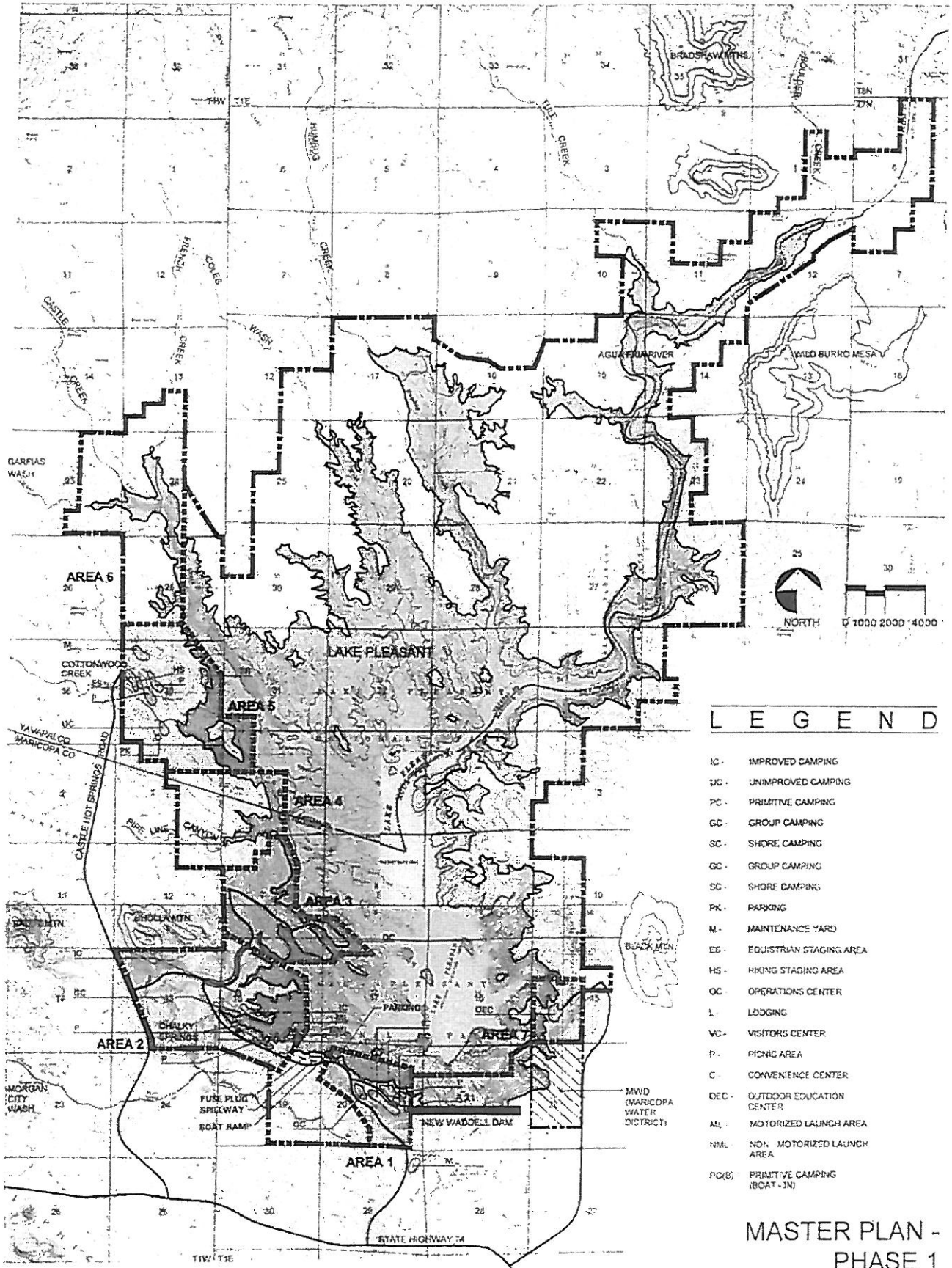
E. Phasing

Through the public participation program and park visitation projections, the Maricopa County Recreation Services Department (MCRSD) has developed a plan for the Park which incorporates current and future recreational requirements. Using the currently available funding mechanisms, the development has been prioritized to balance the funding between highly requested recreation facilities and essential infrastructure and operations projects. Phase I projects constitute those that will expend the currently available funding. Phases II and III will come on-line as funding becomes available.

Figures 30, 31, and 32 show the facilities to be constructed during each phase of development.

Table 33 contains those projects due to be constructed during Phases I, II, and III, as well as a brief description of facilities, the estimated overall cost, and the amount funded by Reclamation and the County. Projects shown in Phases II and III are split at 50-50, but in reality they will be determined on an individual basis. Another funding source, for those projects that involve roadway construction, is the Maricopa County Department of Transportation (MCDOT). Recreation Services and MCDOT have an agreement that MCDOT will build and maintain roads within the County Parks System. Table 19 does not indicate any funding from MCDOT since their involvement will be determined on a case by case basis.

Fig. 30



LEGEND

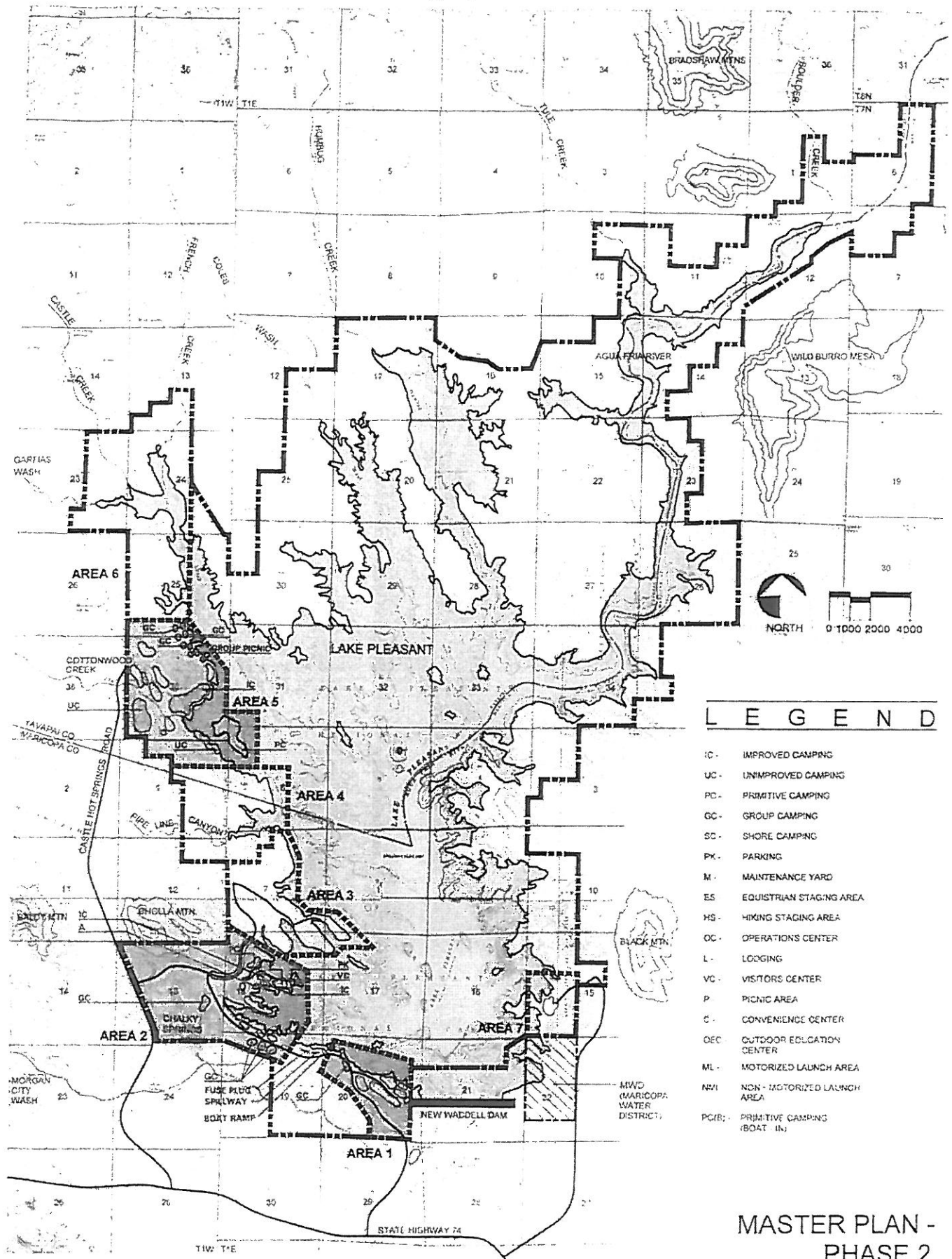
- IC - IMPROVED CAMPING
- UC - UNIMPROVED CAMPING
- PC - PRIMITIVE CAMPING
- GC - GROUP CAMPING
- SC - SHORE CAMPING
- GC - GROUP CAMPING
- SC - SHORE CAMPING
- PK - PARKING
- M - MAINTENANCE YARD
- EG - EQUESTRIAN STAGING AREA
- HS - HIKING STAGING AREA
- OC - OPERATIONS CENTER
- L - LODGING
- VC - VISITORS CENTER
- P - PICNIC AREA
- C - CONVENIENCE CENTER
- DEC - OUTDOOR EDUCATION CENTER
- ML - MOTORIZED LAUNCH AREA
- NML - NON-MOTORIZED LAUNCH AREA
- PO(B) - PRIMITIVE CAMPING (BOAT-IN)

MASTER PLAN -
PHASE 1

LAKE PLEASANT
REGIONAL PARK



Fig. 31

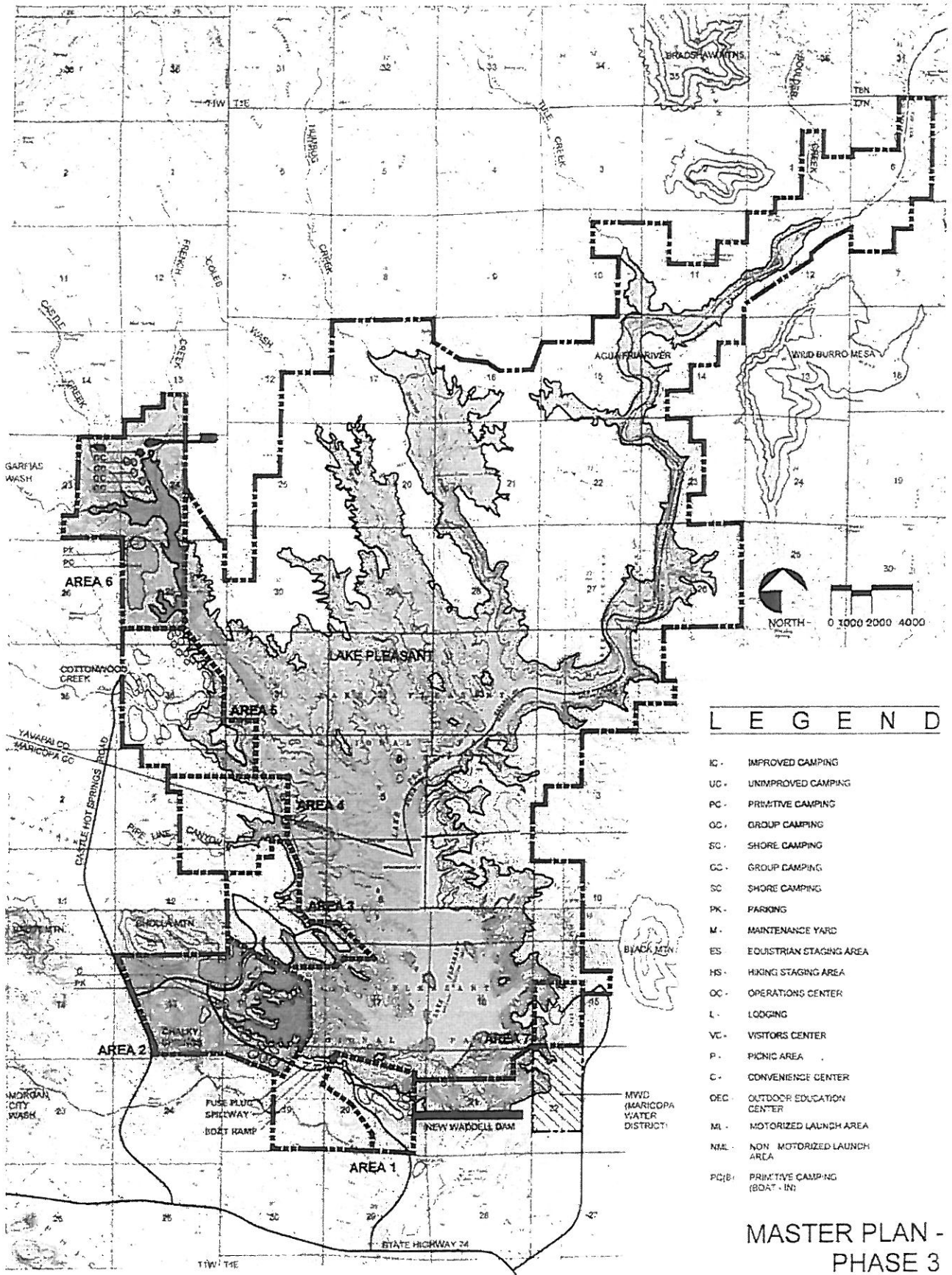


LEGEND

- IC - IMPROVED CAMPING
- UC - UNIMPROVED CAMPING
- PC - PRIMITIVE CAMPING
- GC - GROUP CAMPING
- SC - SHORE CAMPING
- PK - PARKING
- M - MAINTENANCE YARD
- ES - EQUESTRIAN STAGING AREA
- HS - HIKING STAGING AREA
- OC - OPERATIONS CENTER
- L - LOGGING
- VC - VISITORS CENTER
- P - PICNIC AREA
- C - CONVENIENCE CENTER
- DEC - OUTDOOR EDUCATION CENTER
- ML - MOTORIZED LAUNCH AREA
- NWI - NON-MOTORIZED LAUNCH AREA
- PCIB - PRIMITIVE CAMPING (BOAT IN)

MASTER PLAN -
PHASE 2

Fig. 32



LEGEND

- IC - IMPROVED CAMPING
- UC - UNIMPROVED CAMPING
- PC - PRIMITIVE CAMPING
- OC - GROUP CAMPING
- SC - SHORE CAMPING
- CC - GROUP CAMPING
- SC - SHORE CAMPING
- PK - PARKING
- M - MAINTENANCE YARD
- ES - EQUESTRIAN STAGING AREA
- HS - HIKING STAGING AREA
- OC - OPERATIONS CENTER
- L - LODGING
- VC - VISITORS CENTER
- P - PICNIC AREA
- C - CONVENIENCE CENTER
- OEC - OUTDOOR EDUCATION CENTER
- ML - MOTORIZED LAUNCH AREA
- NML - NON MOTORIZED LAUNCH AREA
- PC/B - PRIMITIVE CAMPING (BOAT - IN)

MASTER PLAN -
PHASE 3

LAKE PLEASANT
REGIONAL PARK



Table 33

Lake Pleasant Regional Park Development Costs				
Phase 1 Development				
Facility	Description	Cost	MCRSD	USBR
Roadrunner CG	80 unit RV, 2 group, 50 picnic	\$3,150,000	\$1,575,000	\$1,575,000
Desert Tortoise CG	28 unit RV, 48 unimp., picnic	\$2,000,000	\$260,000	\$1,740,000
Maint. Compound S. O.E.C.	1 Facility Admin. Bldg., 2 Dorms	\$900,000 \$5,000,000	\$200,000 \$1,100,000	\$700,000 \$3,900,000
Ops Center	Bldg., boathouse, emerg. drive	\$3,200,000	\$704,000	\$2,496,000
Boat-in Camp/Picnic Marina	40 sites - composting toilets, tables 1 Facility	\$600,000 concession	\$300,000 0	\$300,000 0
Boat Ramp 1	10 lanes, 500 parking, facilities	\$4,400,000	\$115,000	\$4,285,000
N. Pk. Rd. Ph. 1	1.9 miles	\$3,200,000	0	\$3,200,000
N. Entry Road	Entry station, 4 lane ramp, 1.75 mi. road	\$5,070,000	\$980,100	\$4,089,900
Eq. Staging	40 unit lot, hitching posts	concession	0	0
Maint. Compound N.	1 Facility	\$150,000	\$75,000	\$75,000
Hiking Staging	40 cars with composting toilet	\$85,000	\$42,500	\$42,500
Picnic	112 sites w/ ramada, table, grill	\$952,000	0	\$952,000
Unimp. Camping	22 sites	\$190,000	\$95,000	\$95,000
Water System	Trunk System	\$3,469,000	\$604,000	\$2,865,000
Electric System	Trunk System	\$2,460,700	\$482,540	\$1,978,160
Telephone System	Trunk System	\$1,125,000	\$1,050,000	\$75,000
Fishing Bridge	Class I accessibility	\$275,000	\$137,500	\$137,500
	Phase 1 Subtotal	\$36,226,700	\$7,720,640	\$28,506,060
10% Contingency		\$3,622,670	\$772,064	\$2,850,606
	Phase 1 Total	\$39,849,370	\$8,492,704	\$31,356,666
Phase 2 Development				
Improved CG	256 RV sites	\$6,800,000	\$3,400,000	\$3,400,000
Primitive CG	82 sites	\$100,000	\$50,000	\$50,000
Unimp. CG	158 sites	\$350,000	\$175,000	\$175,000
Group CG	13 sites	\$3,250,000	\$1,625,000	\$1,625,000
Picnic	47 sites	\$380,000	\$190,000	\$190,000
Group Picnic	1 site	\$150,000	\$75,000	\$75,000
Visitor Center	1 Facility	\$1,500,000	\$750,000	\$750,000
Trails	20 mi., signs, trailheads, vista points	\$400,000	\$200,000	\$200,000
	Phase 2 Subtotal	\$12,930,000	\$6,465,000	\$6,465,000
15% Contingency		\$1,939,500	\$969,750	\$969,750
	Phase 2 Total	\$14,869,500	\$7,434,750	\$7,434,750
Phase 3 Development				
Lodging Facilities	1 Facility	concession		
Convenience Center	1 Facility	concession		
Group CG	6 sites	\$1,500,000	\$750,000	\$750,000
Primitive CG	347 sites	\$550,000	\$275,000	\$275,000
	Phase 3 Subtotal	\$2,050,000	\$1,025,000	\$1,025,000
25% Contingency		\$512,500	\$256,250	\$256,250
	Phase 3 Total	\$2,562,500	\$1,281,250	\$1,281,250

