

## **APPENDIX B**

### **PREVIOUS LAKE PLEASANT REGIONAL PARK MARINA SITE INVESTIGATIONS**

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### **SUMMARY OF EARLIER INVESTIGATIONS REGARDING SUITABLE MARINA LOCATIONS**

Earlier studies were undertaken to identify suitable locations for recreational developments at Lake Pleasant Regional Park (LPRP). Initially, the Central Arizona Water Control Study (CAWCS) resulted in development of a conceptual recreation plan for the New Waddell Dam feature of Plan 6, the preferred alternative identified in the Environmental Impact Statement for the Central Arizona Project Regulatory Storage Division. This process, which identified four areas and one alternate site as being appropriate for recreational development, took into consideration the local environment, Maricopa County (County) and Bureau of Reclamation (Reclamation) policy constraints limiting development, and the appropriateness of physical locations. The following information, used in identifying recreation planning constraints and opportunities as part of that process, has been excerpted from Appendix C of the Plan 6 EIS (Reclamation 1984b):

- The Tertiary lake deposits on the northern portion of Lake Pleasant are geologically unstable, and subject to periodic flooding.
- Topographic limitations due to steep slopes on the west, southwest and east portions of the lake are severe. Small pockets of developable land, based on slope, occur randomly in these areas.
- The fluctuation of the water level presents a critical consideration for siting recreation facilities, particularly those that are water-oriented. Due to its topography, the far northern portion of the lake will not be near the shoreline most of the year.
- Due to the large number of washes northwest of the lake, special care should be taken to maintain the integrity of these drainage areas when siting recreation facilities in the area. Areas adjacent to some washes contain interesting riparian vegetation that should be incorporated into the recreation site design to 1) break up the otherwise stark environment and 2) act as a physical barrier between incompatible activities and facilities.
- In general, the flatter areas suitable for recreational development contain little vegetation. This lack of substantial vegetation does not allow for sun or wind protection for the recreationalist. The hot summers necessitate locating recreation facilities to maximize the potential cooling effects inherent in the site (i.e. prevailing breezes and solar orientation). Shade ramadas and landscaping with native plant species should be used to provide shade and to screen recreationalists from the wind.
- Accessibility from the north and east sides of the reservoir is severely limited. Much of the existing access road on the west side of the lake would be inundated, requiring relocation above the new high-water line. The north and east sides of the reservoir should be preserved as limited development areas.

- Archaeologically sensitive areas are to be avoided.
- Incompatible uses should be oriented and/or buffered so as to avoid conflicts between different uses.
- For ease of management, there should be only one entrance to the park.
- All major roads will be paved, and off-road vehicles (ORV)<sup>1</sup> not allowed use of unpaved areas of the park.
- The open [space] character of the desert and, hence, the regional park experience, should be preserved.
- In areas identified for development, maximum recreational facility development should be provided, dependent on site capacity and projected visitation.
- With the increased water storage, the area just northeast of the proposed new dam location is ideally suited to accommodate recreational development. The area consists of a large, flat, shelf-like area, east of the lake. This area could be used as a boat launch site and was considered an alternative site, if [Maricopa County Parks and Recreation Department] should decide to develop the east side of Lake Pleasant.

The area referred to as “Site 2” in the CAWCS Recreational Development Plan was determined to be the most suitable for a marina, and the location of the marina itself was shown to be the same as the currently proposed site. The following rationale has been excerpted from Appendix C of the Plan 6 EIS (Reclamation 1984b):

- The site is located in an area of moderate to gentle slopes. Steep slopes surround the site to the north, south and west. These steep slopes protect the site from strong northwesterly winds.
- Site 2 is rated as having a low archaeological sensitivity. No archeological sites have been identified.
- Site 2 has excellent water orientation. The several peninsulas which extend into the lake provide access to water on three sides, thus maximizing available shoreline. The coves and peninsulas create an interesting setting for recreation activities.
- There is sufficient vegetation at this site to provide limited protection from the sun.

The CAWCS discussion goes on to further state that the peninsula on the northern portion of the site would be an excellent location for the proposed marina/ranger station facilities. The report

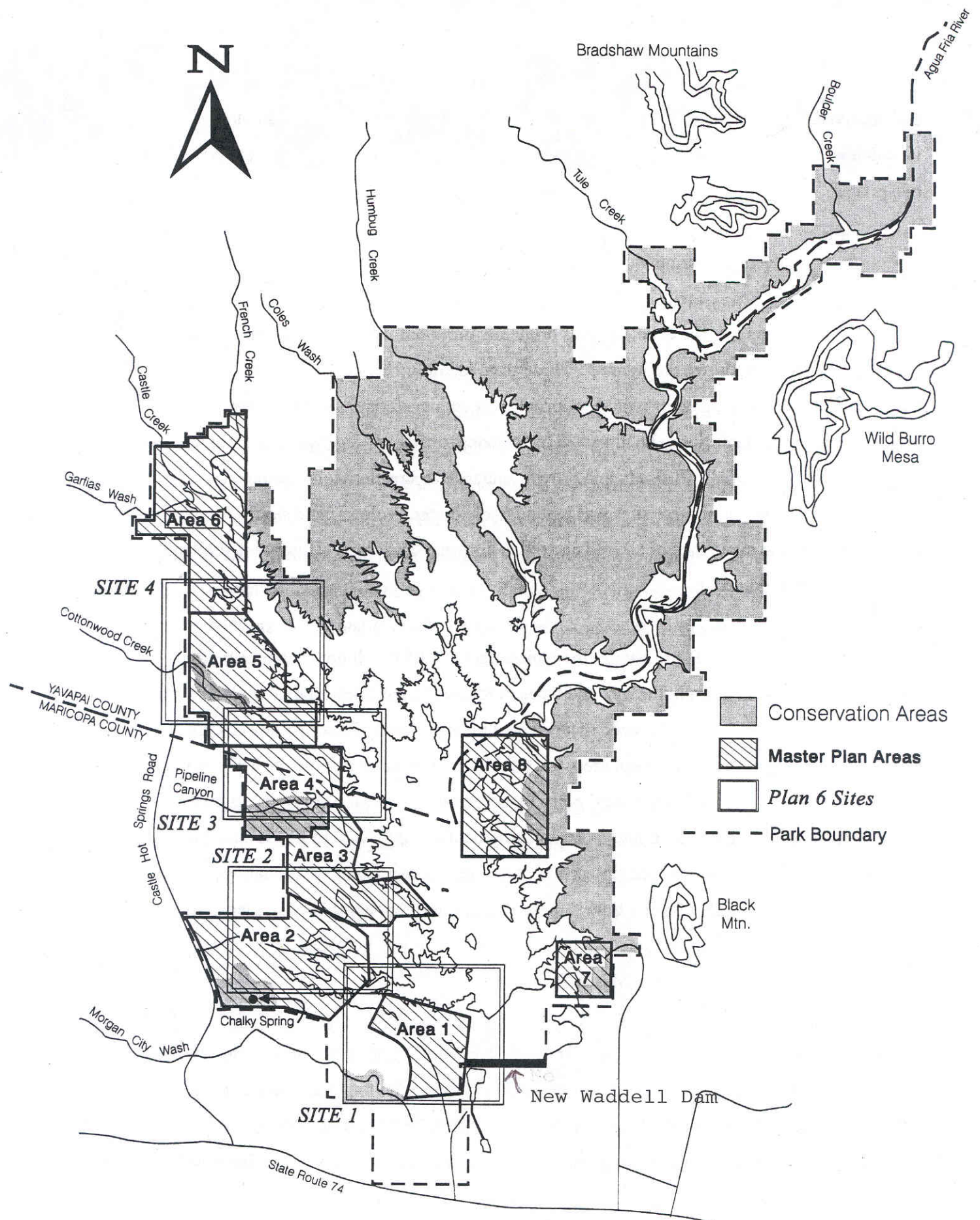
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<sup>1</sup> These are now referred to as off-highway, or OHV, vehicles

also notes the site would have sufficient depth for boat launching and would minimize problems associated with the fluctuating lake levels.

Subsequent to the CAWCS, the County's consultant undertook a similar but separate evaluation regarding the suitability of areas within LPRP for various recreational development and use in developing the County's Master Recreation Plan (MRP) for LPRP. Although this effort also sited the marina complex in the vicinity of the currently proposed location, it was shown in the MRP as being located on the south side of Peninsula Road, facing toward the south. This location, however, was later determined not to be desirable due to the shallowness of the lake in that specific area. In addition, the County also took into consideration availability of existing roads and utility infrastructure, and the fact that the site on the north side was previously disturbed during the New Waddell Dam construction project. When the County issued its request for proposals for a marina concessionaire, the location identified as the site of the proposed marina was essentially the same as the original CAWCS marina site (personal communication, Mr. Tom Timmons, Maricopa County, on May 18, 2006).

Figure 1 shows the Plan 6 recreational sites and MRP development areas.



## LAKE PLEASANT REGIONAL PARK

Figure 1. Plan 6 Sites  
and Master Recreation Plan Areas