

## PROPOSAL / STEELE PARK RESORT [3]



### **Steele Park Resort / Area**

Steele Park is located on a reservoir arm at the southwest portion of Lake Berryessa on the east side of Steel Canyon. PUP description - “The proposed public use area includes approximately 200 acres of usable land... It is approximately two miles in length. The area averages about 1,000 feet in width, except for a large 35-40 acre peninsula... The land adjacent to the reservoir pool is characterized by rounded knolls, benches and ridges broken by V-cut drainage courses forming many small peninsulas. The ridgelines and benches have favorable slopes of five to 10 percent with side slopes to the water of 20 percent or more. Behind the proposed public use area... the land becomes steeper with slopes exceeding 50 percent on the adjacent private property. The minor ridgeline forming the peninsula in the public use area slopes gently and is from 400 to 600 feet wide, terminating in a knoll near the end. In topography and form, the peninsula is very favorable for recreation development and use. The land below maximum water level, adjacent to the peninsula, slopes steeply, and the horizontal effects of drawdown will be minimum. Further south in the canyon the land under the maximum pool level slopes more gently. Here, reservoir drawdown will probably have a marked effect on the sustained usability and visual quality of this portion of the public use area – [The Area] should become one of the major public use areas at this reservoir. It is of sufficient character and extent to provide for the development of extensive areas and facilities for all types of water-associated public use activities.

### **Steele Park Resort / Description / Proposed Improvements**

Steele Park Resort has developed amenities that include a restaurant, café, ice cream parlor, motel, swimming pools, tennis courts and park /event area. Many elements of the RAMP have been implemented. Proposed improvements are fundamental to the Resort Owners Plan.

**Steele Park Resort / Facilities Current to ROP**

Steele Park							
Facility	Current	Phase 1	Percent of Current	Percent Change	Final Phase	Percent of Current	Percent Change
Mobile Homes 450-455	10	10	100%	0%	10	100%	0%
Mobile Homes >455	137	137	100%	0%	137	100%	0%
<b>Total Long Term Sites</b>	147	147	100%	0%	147	100%	0%
Permittee Vacation Rental	0	35			70		
<b>Exclusive Use Sites</b>	147	112	76%	-24%	77	52%	-48%
Mobile Home Guests	147	147	100%	0%	147	100%	0%
Hotel/Motel (Rooms)	16	16	100%	0%	16	100%	0%
Rental Mobile Homes 2Bd	2	2	100%	0%	2	100%	0%
Vacation Rental 2Bd	0	30			55		
Vacation Rental 3Bd	0	5			15		
Cabins/Cottages	12	12	100%	0%	20	167%	67%
RV Sites	50	50	100%	0%	50	100%	0%
<b>Total Short Term Overnight Sites</b>	80	115	144%	44%	158	198%	98%
Picnic Area (non-campsite) #	1	1	100%	0%	1	100%	0%
Picnic Area Capacity	200	300	150%	50%	300	150%	50%
Launch/Day Use Parking	200	300	150%	50%	300	150%	50%
<b>Total Short Term Day Use Sites</b>	400	600	150%	50%	600	150%	50%
<b>Total Short Term</b>	480	715	149%	49%	758	158%	58%
Marina	1	1	100%	0%	1	100%	0%
Watercraft Fueling Dock	1	1	100%	0%	1	100%	0%
Courtesy Docks Capacity	30	30	100%	0%	30	100%	0%
Docks	182	200	110%	10%	200	110%	10%
Ramps	1	1	100%	0%	1	100%	0%
Ramp Lanes	10	10	100%	0%	10	100%	0%
Pontoon Boat Rental	5	5	100%	0%	5	100%	0%
Fishing Boat Rental	6	6	100%	0%	6	100%	0%
Personal Watercraft Rental	8	8	100%	0%	8	100%	0%
Dry Storage	75	75	100%	0%	75	100%	0%
Boat Garages	94	94	100%	0%	94	100%	0%
Restaurant	1	1	100%	0%	1	100%	0%
Snack Bar/Café	1	1	100%	0%	1	100%	0%
Store	1	1	100%	0%	1	100%	0%
Slalom Course	1	1	100%	0%	1	100%	0%
Water Ski Center	1	1	100%	0%	1	100%	0%
Swimming Pool	1	1	100%	0%	1	100%	0%
Fresh Water Pool	1	1	100%	0%	1	100%	0%
Playground	1	1	100%	0%	1	100%	0%
Arcade	1	1	100%	0%	1	100%	0%
Ice Cream Parlor	1	1	100%	0%	1	100%	0%
Tennis	1	1	100%	0%	1	100%	0%
Hand Ball	1	1	100%	0%	1	100%	0%
Available Land USBR	100	75	75%	-25%	75	75%	-25%