

DRAFT INVENTORY & ANALYSIS REPORT

FOR THE

ROCKIN' RIVER RANCH STATE PARK MASTER PLAN

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ARIZONA
STATE PARKS & TRAILS



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DOCUMENT SUMMARY

BACKGROUND

Arizona Parks and Trails (ASPT) bought the 209-acre Rockin' River Ranch (RRRSP or Park) in 2008 from The Nature Conservancy. Variously used as a cattle or horse ranch and a musician's retreat, the property is located approximately seven miles south of Camp Verde along the Verde River in the heart of central Arizona. The site currently operates as a horse boarding and breeding facility. A number of older ranch-related structures, including residences, barns, corrals, outbuildings, fences, and canals, are located on the property.

RRRSP will join two other state parks in the Verde Valley. North of the Park site is Fort Verde State Historic Park and Dead Horse Ranch State Park. Fort Verde is the site of a US Army military base established in 1870 during the Central Arizona Indian Wars. Its predecessor, Camp Lincoln, was established in 1864 across the Verde River just northeast of the RRRSP site.

RRRSP and the surrounding area are rich in natural resources. The Verde River is the one of the last perennial-flowing river systems in Arizona; its riparian ecosystem is home to a number of federal threatened and endangered species. Much of RRRSP's cultural and historic context is tied to Native American peoples and the state's ranching history. The Park includes stunning views of the Verde Valley and the Black Hills Mountain range. In addition, the Park has direct access to the Verde River.

Rockin' River Ranch State Park will become Arizona's 33rd state park—the first since Kartchner Caverns in 1999. ASPT initiated the master planning process in 2017; it is expected to be complete in October 2017. ASPT expects a soft opening for the park in September 2017, with a grand opening to follow in fall 2018.

PURPOSE OF THIS REPORT

This report documents the results of the Inventory and Analysis phases of the RRRSP master planning process. The information has been collected from a variety of data sources and is subject to changes or clarifications as more information becomes available and/or as the consultant team is additionally informed by the Technical Advisory Committee (TAC) or input from the public participation process.

INVENTORY AND ANALYSIS

SITE SURVEY

Topographic mapping for the Park site was completed by Cooper Aerial Surveys Co. on May 5, 2017. The ALTA survey was provided by ASPT to Logan Simpson on May 17, 2017. These documents are believed to accurately represent the boundaries and site conditions of RRRSP.

LAND USE RESOURCES AND REGIONAL RECREATION

The purpose of the land use and regional recreation analysis of the RRRSP Master Plan is to identify existing and planned land uses adjacent to the park. A regional inventory of existing and proposed recreational trail corridors and open space of the surrounding area was also identified as part of the planning process. The land-use resources inventory includes a review of existing planning documentation, aerial photography, and field verifications that were conducted in April and May 2017. Existing and planned land uses were identified within one mile of the Park's boundary, and regional trails, public parks, and open space were identified within five miles of the RRRSP boundary. In addition Yavapai County and the Town of Camp Verde planners (Melinda Lee and David Williams, respectively) were contacted for any new and updated information.

The discussion of land-use resources includes a description of land jurisdiction, ownership, and existing and planned land uses. In addition to regional recreation facilities, demographic and visitation data are also provided. These components document land use, legislative designations, and land management that occur within the vicinity of RRRSP.

LAND JURISDICTION AND OWNERSHIP

RRSP is located within the jurisdictions of the Town of Camp Verde and Yavapai County. Adjacent lands are privately and publicly owned (Figure A-1 Adjacent Landownership). Land jurisdiction was identified from the Yavapai County digital database. The landownership next to the Park site is split equally between private and National Forest (each approximately 36 percent of the land adjacent to the site). The Nature Conservancy property abuts the northern border of RRRSP (28 percent of the land adjacent to the site).

SURROUNDING LAND USE

The following categories of existing land use were identified within the one-mile planning influences area (Figure A-2, Existing Land Use).

- **Residential:** The majority of the adjacent land use is low-density residential communities characteristic of dispersed rural residences.
- **Vacant/Undeveloped:** This category includes undeveloped subdivisions, vacant lots, abandoned fields, and fallow land. Large areas of undeveloped land are located northeast and northwest of the Park.
- **Commercial:** Commercial land uses include a large plant nursery to the south and west of the Park's boundary.
- **Public Lands and Open Space:** As noted above, the boundary of RRRSP touches both the Coconino National Forest Red Rock and the Prescott National Forest Verde Ranger Districts. Parcel 404-14-004A along the Park's northeastern boundary is owned by The Nature Conservancy and is approximately 304 acres.

PLANNED LAND USE

Portions of RRRSP are located within the incorporated limits of the Town of Camp Verde and unincorporated portions of Yavapai County. The relevant goals and planning objectives of the Town and County's general land-use plans are summarized below.

Town of Camp Verde 2016 General Plan (adopted September 14, 2016).¹The portion of the RRRSP within the Town of Camp Verde is in the Quarterhorse/Rancho Rio Verde Character Area. According to the Town's plan, this character area represents Town's agricultural history, being one of the first settled places in the late 1860s. This area personifies the rural character of Camp Verde, and reminders of old farms and ranches can still be seen. Active agriculture continues with corn, alfalfa, hay, pecans, and other crops. This is coupled with pasturing cattle, horses, sheep, and other animals. Primarily a residential neighborhood, many of the residences in this area are irrigated by the historic ditches and bordered by the Verde River and West Clear Creek. The Verde River curves along the west border of Quarterhorse/Rancho Rio Verde. At the lower end, Clear Creek joins the Verde River.

¹ The Verde River Recreation Management Plan was adopted by Camp Verde Town Council on February 3rd, 2016. For additional information please visit <http://www.cvaz.org>.

There are three goals that have been identified specifically for the Quarterhorse/Rancho Rio Verde Character Area:

- Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of the area.
- Maintain the rural residential and agricultural character of the area.
- Encourage the implementation of a Verde River Recreation Management Plan as defined by the citizens.

According to the Town's General Plan, the growth areas are located northwest of Interstate 17 (I-17) along State Route 260 (SR 260) to the Town's northwest boundary and southeast of I-17, on the south side of SR 260, and continue southeast to Finnie Flat Road. The 2016 Plan also notes that it intends to conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries. This open space areas include the parcels within RRRSP within the Town of Camp Verde.

Within the one-mile planning area, the Town's zoning reflects the existing and planned land use and consists of single family (R1L and RI) and rural (R-R) residential. These zoning categories allow for agriculture, educational, and government facilities; parks; religious institutions; and flood control facilities (refer to Figure A-3, Zoning) (Camp Verde 2016).

Yavapai County 2012 Comprehensive Plan (adopted September 17, 2012). The entire area of Yavapai County, with the exception of incorporated cities/towns, is divided into four land-use categories, based on each area's existing or foreseeable infrastructure, character, and capacity for growth. The Park site lies within the rural areas (RA) land-use category, which includes the outlying rural areas between cities and unincorporated communities. It is characterized by a low rate of growth; unimproved roads; low density, agricultural production; and large tracts of undeveloped private and public lands. Projected development is geared toward providing local services, tourism, or uses that are not considered appropriate in more of the densely populated parts of the County, such as power plants. These rural lands also have the potential for future master-planned communities.

One of the County’s five land-use goals includes sustaining the County’s attractive image. The objectives to achieve this goal are:

- Objective a:** Mitigate fragmentation of landscapes to preserve the County’s natural character.
- Objective b:** Identify sites of scenic interest and recreational opportunities.
- Objective c:** Discourage undesirable and incompatible land uses along scenic corridors.
- Objective d:** Encourage site design of mixed uses that enhance and protect the aesthetic quality of the local region and scenic routes.

The County’s 2012 Plan defines open space as “dedicated, reserved, or conserved lands, generally held in the public domain for specific purposes, such as for recreational uses, and for unique historic, environmental or scenic quality protection.” Almost 74 percent of the County’s area is managed by federal agencies or owned by state agencies. Public lands include the Prescott and Coconino National Forests and four national monuments (Tuzigoot, Montezuma’s Castle, Montezuma’s Well, and Agua Fria). In addition to RRRSP, there are four other state parks totaling more than 600 acres are located within the County; these include Dead Horse, Red Rock, Jerome, and Fort Verde. In addition to the thousands of acres of federal and state recreation lands, the County has 13 parks totally 498 acres. Some park properties are provided by subdivision developers or by the Bureau of Land Management (BLM), and often partial funding of park construction comes from ASPT Department grants. The County’s open space goals are:

GOAL 1: ENHANCE OPEN SPACE AND RECREATIONAL OPPORTUNITIES

- Objective a:** Continue participating in sustainable recreation planning in conjunction with the Prescott National Forest to reserve desirable public lands for recreation, open space protection of wildlife habitats and buffering of residential areas.
- Objective b:** Use open-space buffers to separate communities and preserve their identities.
- Objective c:** Encourage the preservation and connectivity of existing trails in new developments for multiuse and motorized trails.
- Objective d:** Promote wildlife corridor connectivity between open spaces in new and existing developments, in support of the 2011 Yavapai County Wildlife Connectivity Assessment and 2006 Arizona Wildlife Linkages Assessment.

GOAL 2: PRESERVE THE OPEN-SPACE CHARACTER OF THE COUNTY

- Objective a:** Protect scenic views and mountain vistas by encouraging new development to adapt sensitively to natural areas and by protecting wildlife corridors.
- Objective b:** Encourage the protection of riparian areas, watercourses, and associated floodplains in new developments.
- Objective c:** Support and encourage the retention of agricultural operation (e.g., ranches, farms, vineyards, and wineries).
- Objective d:** Encourage property owners to maintain and protect historic access to public lands through their property.

Zoning in the unincorporated County for the planning area is rural, single-family residential (RCU). This zoning classification is used for all areas of the County not presently characterized by urban uses. Notwithstanding any other provision of the County’s zoning ordinances, including any density designation, no lot or parcel zoned RCU should have a density less than two acres (Yavapai County 2017).

DEMOGRAPHIC DATA

General population demographic data was pulled from the US Census Bureau and provides an overall characterization of the population in Camp Verde and Yavapai County as compared to Arizona (see Table A-1, US Census Bureau 2013 Demographic Comparisons).

REGIONAL RECREATION SYSTEMS

The following categories of regional recreation systems were identified within the five-mile regional planning area of influences of RRRSP (Figure A-4, Regional Recreation Systems).

Trails. The number-one recreational activity from the survey taken during the preparation of the 2016 Verde River Recreation Management Plan was to expand opportunities for trail-related recreational activities. The Verde Valley has an existing network that consists of hiking, biking, and equestrian trails as well as motorized trails. The 2011 Verde Valley Regional Trails Concept Plan was developed to create a valley-wide, shared use, non-motorized trail system that was a collaboration among the Valley’s jurisdictions. Existing designated trails within five miles of RRRSP are shown in Figure A-4. Notable trails within the five-mile area include the Can-Can, General Crook, and the Squaw Peak trails in the Prescott National Forest.

Parks. Within the five-mile planning area, the Town of Camp Verde has one existing park and one planned community park. Rezzonico Park is located at Montezuma Castle Highway and the Black Bridge and contains a picnic area, restrooms, and public river access. Fort Verde State Historic Park is also located less than five miles from RRRSP and is significant as the best surviving assemblage of Indian Wars-era military architecture in the state. This historic park was established in recognition of the importance of the historic site and the need to preserve the remaining structures of old Fort Verde. The primary resource of the Park consists of the site of the 1870-1891 US Army Post in the Verde Valley. Fort Verde State Historic Park was officially dedicated by Governor Jack Williams on October 10, 1970, during Fort Verde Days.

TABLE A-1, US CENSUS BUREAU 2013 DEMOGRAPHIC CHARACTERISTICS

Social Characteristic	Camp Verde	Yavapai County	Arizona
High School Graduates/Equivalent, 25 Years Of Age Or Older	85.4%	88.9%	85.4%
Bachelor’s Degree or Higher, 25 Years Of Age Or Older	13.5%	22.8%	26.7%
Home Ownership Rate (2010)	76.4%	70.8%	66.0%
Persons Per Household	2.52	2.34	2.68
Median Household Income	\$38,871	\$42,987	\$49,774
Persons Below Poverty	24.5%	15.8%	17.9%
Persons Under 19 Years Old	20.6%	20.7%	27.9%
Persons 20 – 64 Years Old	58.4%	54.0%	57.7%
Persons 65 Years Old and Over	21.0%	25.3%	14.4%

Source: 2016 Camp Verde General Plan. Data in this table have been provided by the U.S. Census Bureau (<http://www.census.gov>)

Verde River. Within the five-mile planning area from RRRSP, the Verde River has been designated a National Scenic River through the Arizona Wilderness Act of 1984 (P.L. 98-406). In 2004, the US Forest Service (USFS) completed a comprehensive river management plan designed first to protect and enhance the values that caused the river to be designated, and second to allow other uses that do not substantially interfere with public use and enjoyment of the river's values. The 2004 plan also provides the direction, management standards, and monitoring efforts that will be applied to protect and enhance river values. The national scenic river area is generally a half-mile wide, a quarter-mile each side of, and parallel to, the Verde River.

Four segments of the Verde River Paddle Trail, including the Black Bridge, White Bridge, Clear Creek Confluence and Beasley Flat River Access Points, are within the five-mile planning area. Paddle trail guides are available on ASPT website (<https://azstateparks.com/verde-river/explore/maps>) and are intended to help inform canoers, kayakers, and other riverpaddlers about what to expect along this portion of the 200-mile Verde River.

VISUAL RESOURCES

The RRRSP property is characterized visually by various elements and conditions that contribute to or detract from the visual resources within and adjacent to the property. The term “visual resources” refers to the composite of basic terrain, geologic and hydrologic features, vegetative patterns, and built features that influence the visual appeal of a landscape. The character of the existing visual resources within the RRRSP site varies because of the different natural and man-made features or elements in the landscape and the diverse patterns that these elements, when combined, create. The existing visual character and condition of the site are described by landscape character areas in terms of the site's general landforms, vegetation, distinct built and natural features, and the type of views provided within RRRSP. The landscape character areas are illustrated in Figure A-5, Existing Visual Landscape Characteristics, and were defined as mesquite woodlands; pond; escarpment; river/riparian; ranch development; fallow fields; and pasture.

Areas within the eastern and northern portions of the property that are associated with mesquite woodland; river/riparian; and escarpment categories tend to have limited views outside of the property due to the density of mature mesquite trees, continuous riparian vegetation, and tall, wall-like cliffs and have minimal visual intrusions from man-made or built features. Naturally occurring landscape elements direct and focus views and viewing opportunities inward within the property creating “rooms” or pockets of enclosure and private gathering spaces. The Verde River which flows along the northern and eastern edges of the property enhances the overall visual quality by introducing bold colors of green vegetation along with flowing water, creating a unique and distinctive visual element associated with the property.

Man-made features and development are more prevalent within the central and western portions of the property. Many of these features, such as the original home site, barns, corrals, work shop, and rodeo arena located centrally on the property, all contribute to a sense of place and iconic southwestern ranch setting. These elements and features add favorably to the overall visual quality and setting of the property and should be maintained and preserved. Certain modern built features (entrance house, two-story house with outdoor patio, and office building next to barns) do not correspond well or contribute to the iconic ranch setting and begin to detract visually due to contrasts in color, construction materials, and scale. Views of prominent landforms that are adjacent to the property that are visible from this area (for example Squaw Peak) enhance the overall visual setting. Opportunities to preserve and enhance these viewing opportunities should be considered.

Agricultural fields that have gone fallow on the property provide opportunities for modification, re-use and enhancement. This area of the property has little visual quality internally due to minimal vegetation variety and extensive ground disturbance from previous land-use activities. This area does have broad, expansive views of mountain ranges and landforms adjacent to the property, which greatly enhance the overall visual quality of this area.

The pasture and pond area located in the western portion of the property provide for some of the most expansive views of adjacent scenery located within property boundary. The visual quality of this area is increased by panoramic views of light-colored escarpments associated with the edge of Wingfield Mesa to the east and views of Black Mountain, Cedar Mountain, Cactus Mountain, and Squaw Peak to the south and west. Developed land uses adjacent to the property to the south detract from the visual setting and character of the ranch due to contrasting colors and forms of built elements. Opportunities to screen or direct views from this area should be considered to preserve the viewshed from this area. Figure A-5 graphically summarizes the site's visual resources opportunities and areas for enhancements.

SLOPES

The site drains from west to east. As shown on Figure A-6, Slope Analysis, the majority of the site, particularly where the primary development and/or uses are anticipated, is less than a three percent grade. This condition will present no significant impediments for Park improvements. Only the banks of the Verde River have steeper slopes, such as those parallel to the current entry road prior to reaching the main house, and on the bluffs east of the Verde River, where the slopes are greater than 45 percent. Moderately steep slopes occur on a terrace immediately west of the bluffs on the west side of the river. The moderately steep slopes are not prohibitive for development and recreation uses, based solely on topography. Other factors such as threatened and endangered (T&E) species and a flood-prone location will have a greater impact on possible use of this portion of the Park.

The site topography will present minimal limitations for development of the primary areas of the site. The Verde River banks along the north side of the property will make it difficult to provide access points to the River, particularly if American with Disabilities Act (ADA)-compliant access is desired in this portion of RRRSP.

SOILS

Records and information were reviewed from the US Geological Survey, Natural Resources Conservation Service, and USFS. The information reviewed suggests that the surficial geologic conditions mapped at the site consist of Holocene river alluvium. The alluvium material on the site is described as unconsolidated to weakly consolidated sand, silt, and clay deposited during comparatively recent geologic time by a river or other body of running water, such as Verde River located on site.

The site soils are identified as:

- Sandy Lean Clay (stiff) (0 – 3 foot depth)
- Silty Clayey Gravel with Sand (medium dense) (3 – 8 feet)
- Silty Sand with Gravel (medium dense to dense) (8 – 13 feet)
- Sandy Lean Clay (very stiff) (13 – 15 feet)

Based upon available mapping, these soils have a low infiltration rate when thoroughly wetted and impede downward movement of water. Based upon the available mapping, the soils have no carbonate rock, indicating a low likelihood for karst development in bedrock. Documents indicate that frost heave potential in the project area a low risk. Based upon the available mapping, the soils located on the site pose a moderate risk for the corrosion of uncoated steel and a low risk for the corrosion of concrete.

New buildings should be designed with shallow spread footing foundation systems. Some shallow removal and recompaction should be anticipated beneath foundations. The information collected indicates that the near surface soils are most likely expansive. Therefore, subgrade soils may require complete removal below floor slabs and replacement with non-expansive material to the depth of 12 to 24 inches.

Repetitive construction traffic over the on-site surficial soils will likely lead to softening and disturbance of the native subgrade, especially after significant rain events. Site preparation and construction activities in general should be scheduled for the warmer and dryer time of the year. Site preparation during seasonally cool and wet times of the year may result in the need for additional undercut and replacement of the clays. Alternatively, lime treatment may be necessary to achieve stable subgrade conditions and provide more reliable construction access conditions.

Based upon the anticipated conditions noted above, a geotechnical exploration plan must be developed after the conceptual master plan has been completed.

BIOLOGICAL RESOURCES

In project planning and development, ASPT must be aware of the potential ecological issues within the project area. Ultimately, this knowledge can help avoid delays, reduce unforeseen costs, and ensure compliance with regulations in the project planning and implementation phases. Potential ecological issues that can affect project planning and implementation include the presence of and suitable habitat for threatened, endangered, and/or sensitive species; the extent of areas of undisturbed natural habitat; the existence of water sources; and the degree of invasion by undesirable species. Documenting habitat types, vegetative communities, water sources, and areas of invasive species can indicate the potential for protected species to occupy the area; help identify areas native wildlife might use for food, cover, or movement; and highlight those areas that need to be conserved or remediated. Often, obtaining certain types of environmental permits (e.g., Clean Water Act Section 404 permits) are required for ground-disturbing projects in order to avoid or minimize impacts to natural resources.

This biological overview documents existing conditions at RRRSP and makes wildlife-management recommendations. In addition, lists of potentially occurring plants, mammals, birds, reptiles, and amphibians were collated from the existing literature using distribution maps and habitat requirements of various Arizona flora and fauna.

GENERAL VEGETATION AND WILDLIFE

RRRSP is situated adjacent the Verde River in the Verde Valley, an area with a high diversity of plant and wildlife species due to its elevation (approximately 3,000 feet above sea level); complex geology; and the presence of surface water in the Verde River. The Park site is located within the Apache Highlands Ecoregion (Marshall et al. 2004), which is characterized by mountain ranges covered in pine-oak woodland and mixed conifer forests rising abruptly from surrounding basins comprised of grassland and desertscrub. It lies between the Black Hills to the southwest and Wingfield Mesa to the northeast. RRRSP is situated at the convergence of four biotic communities, providing for a diversity of vegetation and wildlife within a relatively small geographic area. The Sonoran Desertscrub, Semidesert Grassland, Great Basin Conifer Woodland, and Interior Chaparral biotic communities are all represented within a short distance of the Park. RRRSP includes aquatic habitats and riparian deciduous woodlands associated with the Verde River and contains an ecological importance that is disproportionate compared to the relatively small area of the Park.

The Verde River is free-flowing upstream of the Park, though there are various agricultural diversions that reduce the amount of surface water flowing through downstream areas. The River is the source of the richness of the Verde Valley. In fact, its Fremont cottonwood and Gooding willow riparian gallery forest is one of five remaining stands in Arizona and one of 20 such stands in the world. West Clear Creek joins the Verde River immediately upstream of the RRRSP. A pond and the Verde Ditch are situated in the western portion of the site. Table A-2, Federally Listed Threatened and Endangered Species, lists potential wildlife species that may be found within the Park boundaries.

The pastoral setting of RRRSP provides for a juxtaposition of undeveloped natural areas that provide habitats for native wildlife with rural residential and agricultural settings that attract species that are more tolerant of human activity and disturbance. A range of wildlife species occur within this “edge” area, from those that are more adapted to developed areas and human disturbance to larger, more secretive animals that may only pass through the area on occasion. Figure A-8, Existing Wildlife Habitat Characteristics, provides an overview of the existing wildlife habitat characteristics of the RRRSP site.

FEDERALLY-LISTED THREATENED AND ENDANGERED SPECIES

The free-flowing Verde Rives provides aquatic and riparian habitats for native fish, frogs, snakes, and birds, including a number of federally-listed T&E species that are protected under the Endangered Species Act (ESA). The Verde River and portions of the adjacent floodplain have also been designated as critical habitat for several of those species, and there are additional critical habitat designations that have been proposed and are currently under consideration.

The US Fish and Wildlife Service's (USFWS) Information for Planning and Conservation decision support system was accessed to obtain a species list for RRRSP; the species in Table A-2 were identified as potentially occurring at the site. Also, the Arizona Game and Fish Department's (AGFD's) Heritage Data Management System, which includes sensitive species that are known to occur within five miles of the Park boundary, was queried. AGFD lists species whose occurrence in Arizona is or may be in jeopardy. Of the 13 sensitive species considered to be present or which have suitable habitat within RRRSP, four are listed as threatened², two are proposed threatened, seven are listed as endangered, and one is listed as an experimental, non-essential population. The Verde River and its floodplain within RRRSP are designated critical habitat³ for the southwestern willow flycatcher, razorback sucker, and spokedace. Critical habitat has been proposed for the narrow-headed garter-snake, northern Mexican gartersnake, and yellow-billed cuckoo within RRRSP. Figure A-8 shows the location of the designated and proposed critical habitat for the federally listed species within and immediately adjacent to the Park site.

The ESA makes it unlawful for a person (agency) to “take” a listed animal without a permit. Take is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct.” Through regulations, the term “harm” is defined as “an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering.” An important consideration during development of RRRSP is that T&E species that occur (or could occur) on the property will necessitate coordination, and potentially permitting, with the USFWS if the proposed activities/uses during construction, maintenance, and ongoing operations could result in take of T&E species or impacts to areas of designated critical habitat or occupation. Coordination with the USFWS will be critical to ensure that ASPT accounts for the requirements of the ESA and any potential mitigation.

If ASPT uses any federal funds (in whole or in part) or if a permit from a federal agency is required for the development of RRRSP, the effects of the Park's activities on federally-listed species and/or critical habitats that have been designated or proposed for federally-listed species must be considered in compliance with Section 7 of the ESA. Section 7 of the ESA requires federal agencies to use their legal authorities to promote the conservation purposes of the ESA and to consult with the USFWS, as appropriate, to ensure that effects of actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of listed species. At the completion of the consultation, the USFWS renders a “biological opinion” or concurrence letter addressing the proposed activities. Federal agencies are required to avoid “destruction” or “adverse modification” of designated critical habitat. Critical habitat may include areas that are not occupied by the species at the time of listing but are essential to its conservation.

Even without using federal funds or permitting, proposed activities/uses during construction; maintenance (e.g., removal or trimming of cottonwood trees for visitor safety); and ongoing operations could result in take of T&E species or impacts to areas of designated critical habitat or occupation. To avoid the risk of any legal actions, Section 10 of the ESA may be used by ASPT to develop property inhabited by listed species. The agency can receive a permit for the take of such species that is incidental to otherwise legal activities, provided ASPT has developed an approved habitat conservation plan. A habitat conservation plan could be developed in coordination with other Verde River conservation entities to achieve similar results and objectives, as well as establishing common approaches to resource management in the Verde Valley. However, this process can take some time to complete, particularly if there are multiple permittees involved in the process.

ASPT could also consider entering into a Safe Harbor Agreement with the USFWS to facilitate anticipated vegetation management activities within the Park, including the use of herbicides to remove noxious weeds or maintenance activities such as addressing potential flood damage that may

² Under the ESA, species may be listed as either endangered or threatened. “Endangered” means a species is in danger of extinction throughout all or a significant portion of its range. “Threatened” means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened (USFWS January 2013).

³ When a species is proposed for listing as endangered or threatened under the ESA, the USFWS must consider whether there are areas of habitat that are believed to be essential to the species' conservation and that may require special management and protection. Those areas may be proposed for designation as critical habitat. Federal agencies are required to consult with the USFWS on actions they carry out, fund, or authorize to ensure that their actions will not destroy or adversely modify critical habitat.

adversely affect individuals or habitat for these federally listed species. However, one requirement of a Safe Harbor Agreement is that the actions taken by ASPT would need also to produce a net conservation benefit that contributes to the recovery of the covered T&E species (e.g., incorporating habitat restoration/augmentation). The Safe Harbor Agreement would give protection and increased flexibility to ASPT for its maintenance and operations activities (i.e., repairs of canoe put in/take out locations) and to permit the take of T&E species.

An initial informal consultation with the USFWS should occur once a draft master plan has been developed. Early coordination with the USFWS will be critical to ensure that the master plan accounts for the requirements of the ESA and any potential mitigation from effects to federally-listed species and their respective habitat within RRRSP. In addition, because of the variety of terrestrial and aquatic species and habitat types within the Park and the associated regulatory setting, it is recommended that an overall natural resources (wildlife and vegetation) management guideline be prepared for RRRSP that considers regulatory requirements, maintains the ranch character, guides staff activities, and coordinates with other Verde River corridor resource planning efforts.

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODWAY AND FLOODPLAIN

The following is a breakdown of guidelines and requirements for new construction and the rehabilitation of existing structures as provided by the Yavapai County Flood Control District (YCFCD).

NEW CONSTRUCTION

A. WITHIN FLOODWAY FRINGE (AREA OUTSIDE OF THE FLOODWAY BOUNDARY, BUT WITHIN THE FLOODPLAIN)

Residential (Or Any Other Type of Structure That Will Have Living Space)

Guidelines apply to building foundation. Finish floor elevation must be at or above the Regulatory Flood Elevation (RFE), which is one foot above the Base Flood Elevation (BFE), and address flow blockage and mitigation. Flood-proofing is not an acceptable measure for residential construction. Therefore, electrical, plumbing, heating, ventilation, and air conditioning must also be above the RFE.

TABLE A-2. FEDERALLY-LISTED THREATENED AND ENDANGERED SPECIES POTENTIALLY OCCURRING WITHIN RRRSP

Species	Status ¹	Habitat Requirements
PLANTS		
Arizona cliffrose (<i>Purshia [=Cowania] subintegra</i>)	ESA LE	White soils of tertiary limestone lakebed deposits below 4,000 feet. This species occurs in four widely separated areas in central Arizona: near Bylas (Graham County); the Horseshoe Lake vicinity (Maricopa County); near Burro Creek (Mohave County); and near Cottonwood in the Verde Valley (Yavapai County).
FISHES		
Colorado pikeminnow (<i>Ptychocheilus lucius</i>)	ESA LE XN	Rivers below 4,000 feet with high silt content, warm water, turbulence, and variable flow by season. Historic populations in Arizona, California, Nevada, and New Mexico are extirpated and the only extant population is a nonessential, experimental population in the Salt and Verde Rivers, which continues to be stocked. Experimental nonessential populations established in the Salt and Verde Rivers in 1985.
Headwater chub (<i>Gila nigra</i>)	ESA PT	Middle to headwater reaches of medium-sized streams of the Gila River basin from 4,347 to 6,651 feet.
Loach minnow (<i>Tiaroga cobitis</i>)	ESA LE	Small to large perennial creeks and rivers below 8,000 feet, typically in shallow turbulent riffles with cobble substrate, swift currents, and filamentous algae.
Razorback sucker (<i>Xyrauchen texanus</i>)	ESA LE	Riverine and lacustrine areas of the Colorado River and its tributaries below 6,000 feet. Found in backwaters, flooded bottomlands, pools, side channels, and other slower-moving habitats.
Roundtail chub (<i>Gila robusta</i>)	ESA PT	Cool to warm waters of rivers and streams from 1,000 to 7,500 feet, often occupying the deepest pools and eddies.
Spikedace (<i>Meda fulgida</i>)	ESA LE	Medium to large perennial streams with moderate to swift currents over sand and gravel substrates below 6,000 feet.
Woundfin (<i>Plagopterus argentissimus</i>)	ESA LE XN	Inhabits shallow, warm, turbid, fast-flowing water below 4,500 feet. Tolerates high salinity.
REPTILES		
Chiricahua leopard frog (<i>Rana chiricahensis</i>)	ESA LT	Streams, rivers, backwaters, ponds, or stock tanks in oak or pine woodlands, chaparral, or grasslands in montane regions of central and southeastern Arizona from 3,281 to 8,890 feet.
Narrow-headed gartersnake (<i>Thamnophis rufipunctatus</i>)	ESA LT	Highly aquatic species occurring in clear, cool, rocky streams in the mountains of central and eastern Arizona along the Mogollon Rim from 3,000 to 8,000 feet.
Northern Mexican gartersnake (<i>Thamnophis eques megalops</i>)	ESA LT	Cienegas, stock tanks, large-river riparian woodlands and forests, and streamside gallery forests from 130 to 8,500 feet. Strongly associated with the presence of a native prey base including leopard frogs and native fish.
BIRDS		
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	ESA LE	Dense riparian vegetation near a permanent or nearly permanent source of water or saturated soil from sea level to 8,500 feet.
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	ESA LT	Large blocks of riparian woodlands (cottonwood, willow, or tamarisk) below 6,500 feet.
¹ Table Notes: 1 Status Definitions: T = Threatened, E = Endangered, XN = Experimental, Nonessential Population, PT = Proposed Threatened		

Nonresidential Structures

These structures can be built under the same guidelines as residential structures

or

They can be flood-proofed and have a finish floor elevation below the BFE. Guidelines apply to building foundation and address flow blockage and mitigation. Flood-proofing will be required for the structure as well as electrical, plumbing, heating, ventilation, air conditioning.

B. WITHIN FLOODWAY (AREA WITHIN FLOODWAY BOUNDARIES)

Residential Structures (Or Any Other Type of Structure That Will Have Living Space)

These types of structures are discouraged within the floodway by the Federal Emergency Management Agency (FEMA). However, it can be done but would be extremely expensive to build and would have significant restrictive guidelines.

Nonresidential Structures

Temporary recreation tents and recreation gathering places, including cookout, rodeo, picnic areas, ramadas, benches, etc., can be built with the approval of YCFCD. Roadways, golf courses, parking areas, play fields, and rest rooms can also be built. This approach will require a no-rise hydraulic analysis and certification. A CLOMR/LOMR may also be required.

REHABILITATION AND OCCUPANCY OF EXISTING STRUCTURES

REHABILITATION OF EXISTING STRUCTURES

A. Within Floodway Fringe (Area Outside of Floodway Boundary, But Within Floodplain)

If the structure is not in compliance with FEMA guidelines, substantial improvements are prohibited, but minor improvements may be permitted subject to YCFCD approval. If the minor improvement causes any blockage to the flood flow, proper mitigation will be required. The cost of minor improvements should be 50 percent or less of the value of existing structure.

B. Within Floodway (Area Within floodway Boundary)

If the structure is not in compliance with FEMA guidelines, substantial improvements are prohibited, but minor improvements may be permitted subject to YCFCD approval. If the minor improvement causes any blockage to the flood flow, proper mitigation will be required. The cost of minor improvements should be 50 percent or less of the value of existing structure.

OCCUPANCY OF EXISTING STRUCTURES

A. Within Floodway Fringe (Area Outside of Floodway Boundary, But Within Floodplain)

Occupancy is permitted subject to the zoning-, health-, fire-, and flood-related approvals from the County.

B. Within Floodway (Area Within floodway Boundary)

Occupancy is permitted subject to the zoning-, health-, fire-, and flood-related approvals from the County.

DELIVERY DITCHES AND DITCH WATER

Under the 1889 Water Rights Agreement, RRRSP currently flood-irrigates 55 acres of pasture from 222 acre-feet of water adjudicated to the Park property. Water is delivered to the site via the Verde Ditch, which traverses the southwest corner of the property. The Verde River water is delivered to the on-site pond through leveling pipes from the Verde Ditch that maintain the water level in the pond. Water use is measured by ASPT equipment. On-site distribution is currently handled by the site tenant, Camp Verde Ranch LLC, through portals in the sides of the irrigation channels. Watering the pastures requires substantial maintenance and attention; we understand that one watering cycle takes 5 – 6 days. Watering needs to happen every 7 – 10 days, making the watering nearly a full-time job.

The site's system of concrete-lined channels and dirt irrigation ditches are approximately 2 – 3 feet in width and 2 – 3 feet deep. These ditches delivery pond water to the pastures and connect with dirt-lined ditches for carrying excess water away from the fields. The ditches are integral to the ranch operations, although many of the ditches and flow control mechanisms are in a deteriorated condition due to concrete breakage and their end of life condition.

No water testing was done during the inventory and analysis phases of the master plan. Regardless of what this water will be used for, it should be tested for a variety of constituents and for applicability for human contact.

POTABLE WATER AND WELLS

There are four water wells on the Park site registered with the Arizona Department of Water Resources (ADWR). Based on information supplied by ASPT, the wells and submersible pumps were originally drilled in the late 1970s and early 1980s. Two wells are exempt (pumping capacity of less than 35 gallons per minute) and two are non-exempt (capacity greater than 35 gallons per minute) as defined in the Arizona Groundwater Management

Code (A.R.S. 45-402). The pump capacities range from 30 to 270 gallons per minute. The well depths range from 35 feet to 65 feet. A large storage tank (total capacity of approximately 13,000 gallons) and an associated pressure tank make up the remainder of the water supply system.

The well water levels are at approximately 20 feet below the ground elevation. While no data is available, communication with ASPT staff indicated that two of the wells (the specific wells were not identified) are not functioning. Other information suggests that the exempt wells are connected to the underground irrigation system on the property that could cover 30 acres of grassed area if properly functioning. Refer to Figure A-9, Water Rights and Well Locations, for the wells' approximate locations.

The delineation of what wells are operating and the capacity and performance of the wells and overall system is unknown. The wells were not tested or evaluated as part of this analysis. To determine the wells' functionality, it is recommended that ASPT undertake an evaluation of the well pumps (including associated electrical panels) and well casings, plus conduct aquifer testing and water-quality analyses. These tests will provide sufficient information to allow a determination to be made on the sufficiency and usability of the wells for the Park development.

EXISTING BUILDINGS AND STRUCTURES

BUILDING ADAPTABILITY

BUILDING CONDITIONS FINDINGS

The condition of repair of the ranch buildings varies from ruinous (foreman's house), through poor (horse barn) to very good (main house). Deferred maintenance, improper repairs or remodeling, and flooding are the primary causes of deterioration.

REHABILITATION OPPORTUNITIES

The ranch buildings present a variety of opportunities for rehabilitation that can enhance the ranch for adaptive use as a retreat and recreation park. Where existing buildings are no longer serviceable, they should be replaced with new compatible designs for needed uses. If non-eligible buildings are serviceable but visually incompatible, they may be altered in a sensitive manner to blend with the setting and the ranch architecture.

PRELIMINARY OPINION OF ADAPTABILITY

See Table A-3, Building Adaptability, for the preliminary opinion for each building—"must preserve," "should preserve," and "may preserve." The master plan will suggest appropriate uses for the existing buildings that minimized change and for new buildings to provide uses not otherwise afforded by existing buildings. For example, a structurally unstable non-eligible building such as the horse barn may be carefully recorded and replaced with a new building of similar massing and materials for a new use.

NATIONAL REGISTER ELIGIBILITY

AGE OF BUILDINGS AND SITE FEATURES

The actual construction and remodeling dates of each building have not been determined. However, they appear to have originated after World War II. It will be important to ascertain the dates from public records or oral interviews.

HISTORIC SIGNIFICANCE

The ranch buildings all relate most strongly to the tax shelter real estate development of restaurateur/music promoter Bob Sikora during the 1960s and 1970s. His Rockin' River Ranch became the retreat for famous rock n' roll and country western musicians who performed at his Mr. Lucky's nightclub in Phoenix. Of special note were The Highwaymen (Willie Nelson, Waylon Jennings, Kris Kristofferson, Johnny Cash) and Glen Campbell.

HISTORIC INTEGRITY

Most of the ranch buildings and site features retain sufficient integrity (authenticity of design, materials, and workmanship) to associate them with the Rockin' River Ranch of Bob Sikora and music industry celebrities.

PRELIMINARY OPINION OF ELIGIBILITY

The age, significance, and integrity of the ranch buildings and setting do not initially appear to allow Rockin' River Ranch structures to be listed on the National Register of Historic Places (NRHP) as a historic homestead or ranch. It does not seem to convey the context of "ranching in the Verde Valley from 1884 to 1945." Rather, it may convey the context of "real estate tax shelter properties in Arizona from 1935 to 1975" as a historic district of State significance. That seems unusual, but Arizona contains numerous properties previously owned by celebrities, movie stars, musicians, and promoters such as John Wayne (Springerville); Jimmy Stewart (Tubac); Orson Welles (Flagstaff); and Bob Sikora (at RRR). Although not well publicized, Arizona tax laws encouraged such purchases and property development. Hollywood stars tired of the glamor of Palm Springs getaways moved eastward to Arizona for rustic hideouts where they could invest their considerable fortunes in historic ranches. See Table A-4, Building Eligibility, for the preliminary opinion for each building—it identifies a determination of whether each building is considered

TABLE A-3. BUILDING ADAPTABILITY

ROCKIN RIVER RANCH STATE PARK BUILDING ADAPTABILITY			Roof / Drain	Door / Window	Exterior Walls	Structure	Building Systems	BUILDING CONDITION	Aesthetic Appeal	Upgrade Ease	Flexibility	Potential Flood Resistance	Historic Preservation Priority	REHAB OPPORTUNITIES	BUILDING ADAPTABILITY
SURVEY NO. ¹	CONST. DATE	HISTORIC NAME / USE	0-3	0-3	0-2	0-2	0-1	0-10	0-3	0-1	0-3	0-1	0-2	0-10	ABC ²
1	1970s?	Foreman's House	1	0	0	1	0	2	1	0	0	2	0	3	C
2	1970s?	Horse Stable	2	1	1	2	2	8	2	2	2	2	0	8	A
3	1970s?	Horse Shed	1	1	1	2	2	7	1	2	1	2	0	6	B
4	1970s?	West Corral Ramada	2	2	2	2	0	8	0	2	2	2	0	6	A
5	1970s?	Main House	2	2	1	2	3	10	2	2	1	2	1	8	A
6	1994	Smokehouse	2	2	1	1	1	7	2	2	0	2	2	8	A
7	1940s?	Bunkhouse	1	1	1	1	0	4	2	0	1	1	2	6	B
8	1940s?	Horse Barn	1	0	0	1	0	2	1	0	2	1	0	4	C
9	1970s?	Tackhouse	2	2	1	2	2	9	2	2	1	2	2	9	A
10	2000s	Office/Restroom	2	1	1	1	1	6	2	1	1	2	0	6	B
11	2000s	Corral Ramada	2	2	2	2	0	8	1	1	1	2	1	6	A
12	1960s?	Hen House	1	1	1	2	0	5	1	1	1	2	0	5	B
13	1960s?	Guest House	1	1	1	2	1	6	1	1	1	1	1	5	B
14	?	Shed?						0						0	
15	1950s	Vehicle Shed/Workshop	1	1	1	2	2	7	2	1	2	2	1	8	A
16	1960s?	Hay Shed	2	1	1	2	1	7	2	1	2	2	1	8	A
17	1960s?	Arena Booth	2	1	1	1	1	6	2	2	0	2	2	8	A
18	1960s?	Skeet Ramada	1	0	0	1	0	2	0	1	0	0	0	1	C

¹Refer to Figure A-10

²Table Notes: A= MUST, B=SHOULD, C=MAY

a must preserve, should preserve, or may preserve. It is recommended that ASPT consult with the State Historic Preservation Office (SHPO) to make a final determination on the eligibility of the on-site structures for listing on the Arizona or National Registers of Historic Places.

HISTORIC LANDSCAPE CHARACTERISTICS

RRRSP conveys its significance as a horse ranch and a rural riverside retreat of the 1960s and 1970s through the following characteristics of a historic agricultural landscape in a riparian and grassland context. These characteristics (as defined by the National Park Service) must be retained and respectfully enhanced to preserve the atmosphere that inspired ASPT to purchase the property.

LAND USE AND ACTIVITIES

RRRSP is a riverside horse ranch that is characterized by rustic fields, pastures, abandoned fields, irrigated terraces, lawns, farmstead, barnyard, corrals, and riparian zone with white cliffs.

PATTERNS OF SPATIAL ORGANIZATION

Rectilinear patterns of irrigation ditches and fields, dirt road network, agricultural fields and pastures, and clusters of buildings define the land-use zones of the ranch.

RESPONSE TO THE NATURAL ENVIRONMENT

Traditional or vernacular design of buildings, indigenous and industrial construction materials, poor avoidance of flood-prone areas in building locations, and levy constructed at edge of river bank as main road.

Traditional land-use practices are evident in the forming of land and clusters of buildings. Horse boarding ranches keep agricultural traditions alive. No pre-WWII-period buildings of Roadrunner Ranch (former name of the Park property) appear to have survive. Most buildings have been modified or constructed to serve primarily use as a retreat rather than as a ranch.

The placement of post-WWII-period buildings appears to have ignored the threat of inundation within the flood way and the flood plain. The stucco-and-frame foreman’s house at the main entrance gate was rendered uninhabitable by flooding from the overflowing wash and irrigation ditch to the east. The two-foot-high stone wall built to protect the house was not effective. A similar stone wall around the main horse barn did not work well either. All existing buildings on site are threatened by flood waters.

TABLE A-4. BUILDING ADAPTABILITY

ROCKIN RIVER RANCH STATE PARK BUILDING PRESERVATION PRIORITY & NRHP ELIGIBILITY			Form	Door/Window	Exterior Walls	Exterior Features	Interior	INTEGRITY	Historic Patterns A	Important Person B	Design/Construction C	May Yield Information D	Age, Period, Or Rarity	SIGNIFICANCE	PRESERVATION PRIORITY
SURVEY NO. ¹	CONST. DATE	HISTORIC NAME / USE	0-3	0-3	0-2	0-2	0-1	0-10	0-3	0-1	0-3	0-1	0-2	0-10	ABC ²
1	1970s?	Foreman's House	2	0	0	0	0	2	1	0	1	1	0	3	C
2	1970s?	Horse Stable	3	2	1	1	1	8	2	0	1	1	0	4	B
3	1970s?	Horse Shed	3	2	1	1	0	7	1	0	1	0	0	2	B
4	1970s?	West Corral Ramada	3	2	1	2	0	8	1	0	1	0	0	2	B
5	1970s?	Main House	3	2	1	2	0	8	3	0	3	1	1	8	A
6	1994	Smokehouse	3	3	1	1	1	9	2	0	3	0	0	5	B
7	1940s?	Bunkhouse	3	2	1	2	0	8	2	0	2	1	2	7	A
8	1940s?	Horse Barn	1	0	1	1	0	3	1	0	1	0	1	3	C
9	1970s?	Tackhouse	3	3	1	2	1	10	2	0	2	0	0	4	A
10	2000s	Office/Restroom	3	1	1	0	0	5	1	0	0	0	0	1	C
11	2000s	Corral Ramada	3	2	1	2	0	8	1	0	1	0	0	2	B
12	1960s?	Hen House	3	1	1	1	0	6	2	0	1	0	0	3	B
13	1960s?	Guest House	2	2	1	1	0	6	2	0	1	0	0	3	B
14	?	Shed?						0						0	---
15	1950s	Vehicle Shed/Workshop	3	1	1	1	1	7	3	0	2	0	2	7	A
16	1960s?	Hay Shed	1	1	1	1	1	5	2	0	1	0	1	4	B
17	1960s?	Arena Booth	3	3	1	1	1	9	2	0	2	0	1	5	A
18	1960s?	Skeet Ramada	2	1	1	0	0	4	1	0	0	0	1	2	B

¹Refer to Figure A-10

²Table Notes: A= MUST, B=SHOULD, C=MAY

CIRCULATION NETWORKS

Unpaved gravel roads characterize the ranch character. Only the entrance road and barnyard area have been compacted with gravel for wet-weather use. Depending upon localized soil conditions, other roads turn to sticky mush or quicksand when soaked.

BOUNDARY DEMARCATIONS

The ranch boundaries are defined by wire and pole fences often paralleled by concrete-lined irrigation ditches. The boundary within the riparian zone is generally unmarked due to annual wash-outs.

VEGETATION RELATED TO LAND USE

Vegetation at the ranch is characterized by ornamental landscaping of lawns and trees, by pastures lined with trees, by a dense mesquite bosque, and by the riparian zone filled with native trees and plants.

BUILDINGS, STRUCTURES, AND OBJECTS

The ranch barnyard (agricultural) and farmstead (residential) are defined by post-WWII-period buildings, structures, and objects. Flood-resisting earthworks and terraces appear much older. The buildings display forms and materials that are either traditional or modern giving the ranch a mixed architectural character. Odd “dragon’s-teeth” built of earth-anchored telephone poles by the US Army Corps of Engineers try to protect the edge of the river-bank from erosion. Remnants of a zip-line structure (concrete foundations and steel pipes) are found at the eastern cliff and western riverbed.

CLUSTERS

The clusters of ranch buildings and structures help define land-use areas of agriculture and residential character.

ARCHAEOLOGICAL SITES

Undoubtedly, this prime agricultural site has been occupied for centuries by Native Americans, pioneers, homesteaders, and ranchers. However, few clues of pre-WWII-period buildings, outhouses, and trash dumps are readily evident on the ground.

SMALL-SCALE ELEMENTS

The ranch-related features of fences, ditches, and paths work together to create a rural historic landscape character that spreads out from the heart of the buiding complex. These are very important features.

REGULATED/HAZARDOUS MATERIALS/ASBESTOS

Past uses on the site would suggest that regulated materials are not a concern. However, it is possible that chemicals such as pesticides, herbicides, fertilizers, oils, and fuels could be present or have been spilled in the structures or on the grounds in previous years. Older concrete can also sometimes contain asbestos. No data has been reported to confirm whether ASPT completed testing for these materials as part of the due diligence when the Park site was purchased.

Since it is not known what, if any, materials testing ASPT might have done as part of the purchase of the Park site, it is recommended that testing be initiated to ascertain the presence or absence of these materials. Whether any buildings are to be left in place, repurposed, or removed, this is requisite information to be made known to potential contractors who will be doing the work and so that any remediation work is accurately reflected in the cost estimates.

ARCHAEOLOGICAL RESOURCES

A Class III pedestrian survey was conducted during the week of June 19, 2017. Based on the field review, only the irrigation ditch system associated with the historic occupation of the Park site was found and documented. The ditch system is not considered eligible for the Arizona or National Register of Historic Places.

Because there was only one archaeological resource found in the onsite survey, it is expected that there are no further legal requirements for development of the site as related to this resource. A final decision on this matter will be known when SHPO provides a concurrence letter to ASPT that the survey was adequately conducted, and the results are acceptable.

PARK ENTRANCE

The existing Park entrance is a 15 feet wide gravel driveway that is located on the east side of South Salt Mine Road on the outside of a horizontal curve of the public roadway. Salt Mine Road has an existing public right-of-way width of 66 feet, according to Yavapai County Assessor’s Map. The centerline of the existing roadway does not necessarily follow the center of the dedicated right-of-way. The Park entrance drive intersects Salt Mine Road at an approximately 60 degree angle.

During an onsite June 19, 2017 meeting with Yavapai County Public Works (YCPW), the existing Park entrance location along South Salt Mine Road was stated as conceptually acceptable to YCPW pending the results of a project-specific traffic impact analysis (TIA). At a minimum, the YCPW will require an upgraded Park entrance to be realigned to a 90 degree intersection for sight visibility improvements. The TIA will evaluate the impact of the proposed development on South Salt Mine Road traffic. Based on the information provided for the project, the TIA will recommend improvements to or determine the adequacy of the existing roadway configuration of South Salt Mine Road. The TIA will also provide recommendations on the storage length for the turning lanes exiting the Park. YCPW will need to approve the TIA and expects the report to accompany the construction documents for the Park. However, to accurately plan the project improvements a TIA during the master plan phase is recommended. The recommendations should include taper lengths and storage lengths for possible turning lanes into and out of the Park. Required turning lanes may include one or more of the following conditions:

- South-bound Salt Mine Road left turn lane into the Park
- North-bound Salt Mine Road right turn lane into the Park
- Left-turn lane out of the Park onto south-bound Salt Mine Road
- Right-turn lane out of the Park onto north-bound Salt Mine Road

DRIVES AND ON-SITE ROADS

The Park site has dirt roads and drives typical of a ranch property. The primary access road from South Salt Mine Road is a dirt road that enters the site in the northwest corner of the property. The main access drive is a 15-foot-wide gravel driveway. There is one location on Prescott National Forest lands where the main access drive crosses over both the Verde Ditch irrigation ditch and storm water wash storm drain pipe. At this location the main drive narrows to a width of approximately 10 – 12 feet.

The existing onsite roads are a combination of gravel/dirt two-track surfaces that average 14 feet in width. Many areas of the existing roads have a wash boarding effect on the drivable surface due to lack of routine maintenance and lack of adequate drainage.

Access drives and roads types can vary depending on expected traffic counts, vehicle characteristics, and owner preference. A geotechnical engineer should be consulted to determine the minimum pavement and base course thicknesses required to provide protection of the existing subgrade soils and provide an acceptable service life for the roads and drives. Possible pavement types could include asphalt and concrete surfaces, gravel, and vehicular paver surfaces.

DRIVE/ROAD RECOMMENDATIONS

- Minimum drive/road width for two-way traffic is 24 feet
- Minimum drive/road width for one-way traffic is 20 feet, as required by the International Fire Code for emergency vehicle access
- Minimum access drive radius
- 35 feet inside radius, as required by the International Fire Code for emergency vehicle access
- 55 feet outside radius, as required by the International Fire Code for emergency vehicle access

TRAILS

A general (pedestrian) trail connects the maintenance area to the southern property boundary; it runs on a lower elevation parallel to the western bank of Verde River.

UTILITIES

EASEMENTS

Ten utility easements occur on the site. Three of the easements are for power lines. Three of them are for ingress/egress, and four are for telephone facilities. In general, these easements are found in the western portion of the Park property.

Additionally, ASPT does not have an easement for the entry road from South Salt Mine Road to the western boundary of the Park (on Prescott National Forest lands). ASPT is currently seeking a right-of-way easement for the road from the Forest.

Additional easements are not anticipated, nor should the existing easements prohibit improvements to RRRSP.

ELECTRICITY

Electricity is provided to RRRSP by Arizona Public Service. Based on utility maps, one set of overhead lines originate at South Salt Mine Road and ends up southwest of the pond. The line travels along the southern property line (along the plant nursery), terminating south of the main house. From that location, the electrical lines run underground along the two-track until ending at the maintenance building. A second overhead line enters the site from

the northeast (The Nature Conservancy property), ending near the main house. The purpose of this line is unknown. Inspections of the system were not completed. The capacity and performance of the system for future use is unknown.

COMMUNICATION

According to information on the utility maps, CenturyLink provides telephone service, and Internet service is provided by Commspeed. Inspections of the systems were not conducted. Their capacity and performance ability for RRRSP is unknown. These utilities will need to be reevaluated for upgrades once the final master plan is completed.

SANITATION

Sewer service for RRRSP is handled by multiple on-site wastewater treatment facilities (septic systems). Inspections of the system were not completed, other than visual observations of their general locations, because it is anticipated that future improvements will necessitate either abandonment of these facilities or full upgrades to meet the demands of the Park.

New restrooms will be serviced by new sanitary facilities. In general, the options for Park improvements include vault storage, an on-site collection system and package plant, or use of temporary restrooms.

NATURAL GAS

Propane gas is the primary fuel for heating and other uses. It is provided via multiple propane tanks throughout the property and is delivered by private companies. Inspections of the propane tanks and gas systems were not completed. Capacity and existing performance of the system is unknown.

VISITOR DATA AND POTENTIAL USES/ACTIVITIES

CURRENT ASPT VISITOR CHARACTERISTICS

The following information examines basic ASPT visitor characteristics as a whole as well as for specific parks that are in close proximity to RRRSP. Visitation at the nearest parks offers insights into the region's current recreation demand and potential future visitors.

GENERAL STATE PARK USERS

Information for this section is taken from the 2013 – 2014 Survey of ASPT's Visitors Final Report.

Visits (2016): 2,681,704

Residence

- 53.3% Arizona
- 39.4% Out of state
- 7.0% International

Visitor Demographics

- Middle-aged and older—average age is 50.4
- More females than males (female 50.4%)
- 85.0% are married or have a long-term relationship
- 53.0% are employed; 38% are retired
- Ethnicity is predominately white
- Average income is \$86,993
- Most are family groups (59.5%)
- 24% of visitor parties had children
- 58% of visitor parties consisted of two adults

The majority of park visitors are day use only (100 percent of conservation and historic; 45 percent of recreation park users), and the average visit is 3.4 hours. Fifty percent of recreation park users camp overnight; the average duration of their visits is four days.

The information below for Dead Horse Ranch and Fort Verde State Parks was derived from ASPT Survey results for 2014.

DEAD HORSE RANCH STATE PARK

There are 423 acres along the Verde River with hiking, equestrian trails, fishing, canoeing, kayaking, picnicking, 109 full-service campsites, and 38 dry camp sites.

Visits (2016): 162,370

Residence

- 73.0% Arizona (full-time)
- 30% Arizona (part-time)
- 19.0% Out of state
- 5.0% International

Reason for Visit

- 61.3% Park was the primary destination
- 25.5% Park was one of several destinations
- 13.2% Park was not a planned destination

Length of Visit

- 33.0% Visit the park for the day—average stay 4.26 hours
- 66.2% Stay overnight in the park—average number of nights 3.29
- 4.0% Stay overnight outside of the park—average number of nights is 4.74

Number of People

- 3.9 persons is the average group size
- 53.7% With family only
- 18.4% With family and friends
- 12.1% With friends only

Visitor Demographics

- Average age is 51.6
- 84.0% are married or have a long-term relationship
- 46.8% are employed; 42.8% are retired
- Ethnicity is predominately white
- 81.5% have income levels below \$110,000 and 54% are less than \$70,000

Reason for Visit (Top 5)

- 48.1% RV camping
- 46.7% Trail hiking
- 43.3% Walking for exercise
- 39.4% Viewing wildlife
- 36.0% Fishing

Reasons for Future Visit (Top 5)

- 39.6% Trail hiking
- 33.4% RV camping

- 31.8% Fishing
- 31.8 Viewing wildlife
- 27.4% Walking for exercise

Services and Activities Visitors “Would Definitely Participate in or use in the Future” (Top 5)

- 61.6% Hiking trails
- 54.6% Wireless internet
- 45.0% Ramadas for shade
- 41.0% Shaded picnic areas
- 32.8% Regional parks annual pass

FORT VERDE STATE HISTORIC PARK

11 acres in the Town of Camp Verde. Has historical buildings, picnic areas and restrooms. The park offers living history programs.

Visits (2016): 10,828

Residence

- 34.0% Arizona (full-time)
- 6.3% Arizona (part-time)
- 54.5% Out of state
- 5.2% International

Reason for Visit

- 9.4% Park was the primary destination
- 50.6% Park was one of several destinations
- 40.0% Park was not a planned destination

Length of Visit

- 73.1% Visit the park for the day—average stay 2.12 hours
- 0% Stay overnight in the park
- 22.1% Stay overnight outside of the park—average number of nights is 4.88

Number of People

- 2.74 is average group size
- 70.3% With family only

- 10.3% With family and friends
- 13.0% With friends only

Visitor Demographics

- Average age 55.2
- 87.1% are married or have a long-term relationship
- 38.3% are employed; 54.6% are retired
- Ethnicity is predominately white
- 78.4% have income levels below \$110,000, and 47.2% are less than \$70,000

Reason for Visit (Top 5)

- 74.3% Learn about history
- 59.6% Visit visitor center
- 36.9% Visit gift shop
- 27.5% Photography
- 14.9% Walking for exercise

Reasons for Future Visit (Top 5)

- 24.5% Learn about history
- 18.1% Visit visitor center
- 13.7% Photography
- 13.7 Walking for exercise
- 12.7% Visit gift shop

Services and Activities Visitors “Would Definitely Participate in or use in the Future” (Top 5)

- 50.0% Hiking trails
- 43.3% Wireless internet
- 39.7% Interactive exhibits
- 37.8% Living history activities
- 30.3% Gift shops

RECREATION ACTIVITY PURSUITS

The Arizona 2018 Statewide Comprehensive Outdoor Recreation Plan (SCORP) (draft document) provides some important insights into priorities for outdoor recreation in the state.

PRIORITY ISSUES

- Preservation and Conservation
- Accessibility and Inclusion
- Engagement
- Collaboration and Partnerships
- Marketing, Communication and Education Opportunities
- Funding

Each of these issues will have a direct impact on the types of amenities and services that ultimately can and will be available at RRRSP.

EMERGENT THEMES

In addition to the priority issues there are three emergent themes that should drive the planning efforts for RRRSP. These include:

- Technology in providing outdoor recreation
- Including today's youth in outdoor recreation
- Connectivity—in the physical world, as well as in social and ecological systems

OUTDOOR RECREATION ACTIVITIES WITH THE HIGHEST NET POTENTIAL FOR FUTURE GROWTH

The top five outdoor recreation activities with the highest net potential for future growth in Arizona include:

- Technology-enabled outdoor recreation
- Nature study or environmental education activities
- Visiting wilderness areas or nature preserves
- Non-motorized activities such as paddle sports
- Visiting developed natural and/or cultural features

RECREATION MARKET CONCLUSION

It is important to realize that the use information identified above is for existing state park users and does not reflect the needs or desires of other members of the Arizona population. These underserved segments of the population are noted below.

WHO IS ASPT'S EXISTING CLIENTELE?

- Mostly middle aged and older
- Married
- Large number of retirees
- Arizona residents
- Couples and families
- Mostly white
- Medium to high income
- Have a limited stay unless camping is available
- Participate in more traditional state park activities
 - Walking/hiking
 - Photography
 - Camping
 - Learning about history
 - Learning about nature/wildlife viewing
 - Fishing
 - Picnicking

WHO IS NOT AN ASPT USER?

- Younger ages
- Individuals
- Ethnic groups
- Non-traditional park users

OPPORTUNITIES

- RRRSP is located in an area where there are already a number of state parks and other outdoor recreation opportunities. The area is well known for history as well.
- RRRSP has the ability to attract users from the three different categories:

- **Historic:** The site is near the location for the original Fort Verde; there is also the ranching heritage
- **Conservation:** There are opportunities for a variety of conservation efforts from wildlife/fish to unique physical features and landscapes
- **Recreation:** From camping, to hiking, water sports, equestrian and other activities—there are many recreation opportunities
- There are also opportunities for public/public and public/private partnerships that may enhance RRRSP's amenities and offerings

CHALLENGES

- There are already a significant number of ASPT parks in the region and other local parks and natural areas being developed
- There is limited infrastructure at RRRSP to support most types of uses
 - Roads
 - Parking
 - Restrooms
 - Camping (organized and RV)
- There is limited capital and operations and maintenance funding available to develop RRRSP
- Attracting a broader segment of users
- Concerns from local residents related to RRRSP uses
- Potential impacts to natural areas and habitat

POSSIBLE AMENITIES AND ACTIVITIES

As a result of the market analysis completed for this phase of the RRRSP Master Plan, the following general facilities and amenities could be considered for inclusion in RRRSP. It is realized that not all of these concepts will be viable or appropriate, but are included to offer the array of possible amenities and activities.

Historic

- Celebrate the ranching heritage of RRRSP through the existing ranch facilities. Continue to have this be a working ranch.
- Provide access to and a visual history of the original Fort Verde site.

Conservation

- Provide opportunities for wildlife viewing.
- Promote eco/geo/tourism/education in conjunction with the Nature Conservancy and other organizations. Possibly utilize RRRSP facilities as a base for education and research studies.

Recreation

- **Camping:** Both RV and tent are needed to support other activities and events at RRRSP. This should include a group area and space for horse trailers. Cabins: ncluded in conjunction with education, conservation and other recreation activities.
- **Equestrian:** Utilize RRRSP’s amenities, and camping/cabins. This use could continue to be for boarding, breeding, and training.
- **Fishing:** Provide fishing platforms, in lakes and along the Verde River.
- **Water Activities:** Floating, canoeing, and kayaking. There are locations north, south, and within RRSP to access the Verde River.
- **Outdoor Fitness:** Fitness/yoga classes/events/celebrations in conjunction with ranch amenities and the cabins.
- **Picnic Sites:** Several locations for individual covered areas (ramadas) and one area for larger groups should be provided.
- **Trails:** Improved, natural and equestrian, that connect RRRSP as much as possible to the Verde River, roads, and other recreation opportunities in the region.
- **Events:** Small retreats, weddings, and reunions, using RRRSP facilities and an open “green” area for photography.
- **Non-Traditional/Challenge Sports, Such As:**
 - Stand-up paddle boarding
 - Pump track
 - Zip line
 - Warrior course
- **Other:**
 - Wi-Fi
 - Technology —GPS-guided trails that can access videos and multimedia educational aspects about the natural environment and history of the area. This interactive nature exploration could be integrated into the unique experiences of RRRSP.

PRIVATE DEVELOPMENT/OPERATION OPTIONS

There are a number of possible private development/operations options that may be possible at RRRSP. These could include:

- Horseback riding/horse boarding
- Water craft/tube rental
- Bike rental
- Bed and breakfast (utilizing the ranch facilities)
- Small retreat/conference center
- Conservation/outdoor education center
- Pads for food trucks
- Lease of office space to private complimentary organizations (such as conservation and outdoor recreation agencies).

RRRSP has a wide variety of potential recreation, historic, and conservation-themed uses and activities. While there is limited infrastructure at RRRSP and limited capital and operations funding available, the Park also has opportunities for public/public and public/private partnerships that may enhance RRRSP’s amenities and offerings and attract a broader visitor group.

PUBLIC/STAKEHOLDER PARTICIPATION

PUBLIC PARTICIPATION PROGRAM

TECHNICAL ADVISORY COMMITTEE

A TAC was formed by ASPT to help guide the RRRSP planning process. The 13-member TAC includes representatives from the Town of Camp Verde, Prescott National Forest, Friends of the Verde River Greenway, AGFD, The Nature Conservancy, and residents of the Verde Valley. Four TAC meetings will take place during the planning process.

PUBLIC MEETING #1 (OPEN HOUSE)

Providing opportunities for the community to actively participate in the planning process of RRRSP is important to the development of the Park. A public open house was held to gather the community’s diverse interests, issues, and needs in an effort to provide a comprehensive foundation for the development of RRRSP. On June 1, 2017 from 4:00 pm to 7:00 pm, an open house was held at the Camp Verde Middle School Cafeteria. No formal presentation was made; participants were directed to review and comment on the preliminary inventory and analysis information, the planning process, and the master plan concept diagram. One hundred three (103) individuals signed

in at the meeting. Representatives from ASPT and Logan Simpson attended the open house to answer questions and provide information. From those participating in the open house, 27 comment sheets were completed (these were previously provided to ASPT) and an additional 14 comments were received subsequent to the open house. These comments sheet are included as Figure A-10, Comment Sheets, and are summarized below. The number in parenthesis indicates the number of times the comment was made.

Existing Facilities to Keep

- Leave the Park horse related (2)
- Keep pastures (4)
- Protect river and natural areas (6)
- Preserve ranch buildings (2)

Opportunities

- Connect to Forest Service on Salt Mine Road
- Provide trail connectivity
- Sever water rights and transfer to in-stream flow in the Verde River
- Provide for fishing (3), camping (2); and bird watching
- Provide casual visitor access to river
- Add pullouts and turnarounds that are needed on Salt Mine Road (2)
- Provide yearly passes for residents
- Move river tour companies to RRRSP
- Provide day use only
- Provide for RV with full hookups
- Hold small parades
- Provide boat-out camping
- Need trailer accessible parking
- Use unpaved permeable surface for roads
- Incorporate low water uses (3)
- Provide for education programs
- Put group RVs close together
- Locate tent camping near river (4)

- Provide public river access (2)
- Provide camping in pasture area and wildlife viewing in mesquite bosque
- Watercraft launch area needs parking area by contact station with a drop off area similar to Beasley Flats
- Use semi-permeable surface treatment for parking areas
- Limit uses to day use and tent camping only
- Provide an adventure course
- Provide for a banquet area/building; camping pads
- Modernize barn for staff
- Provide for a wedding venue
- Provide equestrian facility with a polo field and arena
- Add public restrooms
- Provide sufficient parking for trailers
- Provide archaeology education, training and conferences center
- Will there be a designated dog park?
- The Verde Valley is becoming a national and international destination for bird watchers and eco-tourists
- Provide sufficient parking for trailers
- Has anyone been selected to provide equestrian aspect of the park? I would appreciate the opportunity to speak with an ASPT representative
- Provide archaeology education, training and conferences center
- Reach out to the historical society to find out about any restrictions for building across the River
- Want to see a portion of the \$4 million allocated to Salt Mine Road improvements
- County and state should assist with Salt Mine Road

Do Not Consider Or If Use Is Present, It Should Be Limited

- Get rid of pastures (3)
- Horse use should not be primary focus (2)
- Limit access of motorized vehicles

- Limit number of cabins
- Limit parking
- No ATV rentals
- No ATVs
- No bar-b-que grills and limited picnicking area in mesquite bosque
- No firearms
- No ORV trails
- No RVs (2)
- Horse trailers should be limited

Issues and Challenges

- Park development will increase traffic (8)
- Park should not be improved until Salt Mine Road is fixed
- Bicycles are dangerous on Salt Mine Road. Need pulloffs so traffic can pass, otherwise it will back up
- Trash will accumulate along Salt Mine Road and in the Park, polluting the Verde River. Trash is a major issue
- Did I miss proposals for the ranch house, barns, etc.?
- Water contamination due to non-restroom use
- Garbage problem on river
- Concerned about medical emergency coverage (4)
- Concerned about the safety of the horses – fences are low enough and wide enough for any person to go through. Having signs around is never enough. There are almost always foals and yearlings at the ranch which are irresistible. Horse safety is a necessity
- Mixing horse pasture and camping presents many problems. Keep horse activities to west end of property
- Concerned over not having enough water to fight a fire
- Only one exit out of area. If fires happen from campers it is a death trap for those of us beyond the park
- Enforcement to keep area pristine (2)
- Parking containment (2)

- Perimeter fence (3)
- The RRR is a special place
- Future of the horse use on the ranch? I hope the ranch continues to provide a great place to be for horse lovers
- Limit river rafting companies because they take over the river and public parking areas
- Too much traffic on the river chases wildlife away (2)
- Snakes at remote camping area
- Damage to floodplain
- Waste and sewage disposal
- Access to park
- Some infrastructure planning should be addressed before the park opens
- Mixing public with equestrian boarding – folks not familiar with large animals (3)
- Salt Mine Road not safe for large RVs (3)
- Limit tonnage on Salt Mine Road
- No increase of horse trailer traffic on Salt Mine Road
- Provide sufficient parking for trailers
- No local neighbor representatives on TAC
- No TAC meeting notes available to public
- Overnight camping disturbs neighbors; improve ingress and egress
- Concerned that location is somewhere where insurance companies for RVs may not cover damage. Park is considered a Class 10 unprotected area
- Pass my comments about the Road to the Governor's office

Comments on Master Plan Concept Diagram

- Concerned about safety of traffic on Salt Mine Road (3)
- More traffic on Salt Mine Road (2)
- Proposed master plan allows for a significant overdevelopment of the site. Very little natural area is being left (2)

- Support equestrian and camping facilities but not to the extent that they completely overrun what little natural landscape is left
- That is a large area for pasture
- Flood irrigation is not efficient; low water use if preferred
- Are you going to plant trees?
- How many cabins
- Will equestrian center be open for use by private horse owners and trailer parking?
- Horse camping?
- Can you bring your own horses?
- What is this pasture area for?
- The 100-year flood area plan is great, no buildings, just trail, picnic, and access
- Eliminate the proposed picnic areas adjacent to the riparian corridor. Relocate to a more suitable area
- Leave the pedestrian trail along the riparian corridor and enhance it with interpretive signs
- Only tent camping and small campers should be allowed
- How many tent sites?
- Where are the parking lots/areas?
- What about sewage disposal/waste in a floodplain?
- Huge snakes in remote camping area—very weedy
- Will there be a state park sign?
- Will there be fencing around perimeter?
- Will there be a road to tube take out?
- Will there be shade trees in the tent camping area?
- What is the difference between tent camping and remote camping?
- What is an equestrian center?
- Where are the bathrooms?
- Connect horse trails to Forest Service

- Need signage about “No River Access” and “No Turnaround”
- Entry way needs to be a loop? What about parking?
- Restore some of pasture area to natural vegetation
- How about some walking trails? One mile or so for day use
- Will commercial boating/kayaking companies have access to the tube take out in this park on a regular basis?
- We suspect funding will go to engineering and architectural design. We want the majority of funding to go to the park
- I strongly urge that the remote camping in the mesquite bosque and picnic tables in the riparian corridor be moved to a more suitable location (2)
- Try to leave more of the natural mesquite habitat undisturbed (2)
- The unique riparian corridor and the mesquite bosque will be damaged;
- Are you going to incorporate solar or wind energy?
- More interconnected trails throughout park
- I recommend slow, well thought out, phased development beginning in areas that have already been highly impacted
- What about a yearly pass for all residents with an 86322 zip code? So they can use it as they like.

Overall, comments on the proposed improvements were favorable. There were specific questions and issues of concern such as the ability of South Salt Mine Road to handle the future traffic. However, the majority of attendees were supportive of the Park and wanted to make sure that their comments were heard and considered.

JURISDICTIONAL DATA

Several outside jurisdictions could/will have purview of resources and actions that occur on the Park site. They include:

US ARMY CORPS OF ENGINEERS

The US Army Corps of Engineers (Corps) is responsible for “waters of the US” (Waters) and has jurisdiction over all Clean Water Act compliance for activities that occur with the Verde River Waters and its dendritic tributaries. Within the master planning area, based on field reviews of the site and Logan Simpson’s experience on the Verde River and on hundreds of project sites, the natural wash that crosses under the entry road and Verde Ditch near the

western property boundary would be considered a Waters. Even though it is located on Prescott National Forest land, repairs and improvements to the drainage features there would necessitate Corps involvement for that work. Improvements within the jurisdictional limits of the Verde River (i.e., river access features) and/or other watercourses deemed as jurisdictional (i.e., ditches) would definitely require coordination and a potential Section 404 permit from the Corps. Any Corps involvement will, by statute, automatically require a Water Quality Certification from ADEQ and necessitate the engagement of the SHPO and USFWS.

To determine the presence of Waters on the Park site and to determine the limits of Verde River Waters, it is recommended that an evaluation be undertaken so that it can be determined whether any proposed features or uses within Waters will require a permit from the Corps of Engineers.

USFWS

T&E species that occur (or could occur) on the property will necessitate coordination and, potentially permitting, with the USFWS. AGFD has purview over state species of concern and will be involved in any decision about those species. Refer to the Biological Resources subsection for more information on this matter.

SHPO

SHPO will be involved as noted in the Architecture/Existing Structures and Cultural Resources subsections.

ARIZONA DEPARTMENT OF ADMINISTRATION

The Arizona Department of Administration (ADoA) provides compliance reviews for the building and fire safety, post occupancy, ADA, and similar regulations.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

ADEQ will be responsible for administering the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit for ground disturbance greater than 1 acre.

ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR)

ADWR will be responsible for approving any new well permits and/or abandonment of existing wells.

ARIZONA DEPARTMENT OF AGRICULTURE (ADOAG)

The Arizona Native Plant Law (A.R.S. 3-901 and Arizona Administrative Code, Title 3, Chapter 3) will apply to the Park construction, maintenance, and operations. Typically, a public agency is required to provide the ADoA a Notice of Intent (NOI) 60 days prior to the destruction of protected native plants. On-site plants that would fall within these regulations would include the native mesquite trees in the southwestern portion of the site.

FLOOD CONTROL DISTRICT OF YAVAPAI COUNTY (FCDYC)/FEMA

FCDYC and FEMA will be involved in the project as noted above in the Infrastructure Overview and in the Hydrologic Analysis discussion.

YAVAPAI COUNTY PUBLIC WORKS/ROADWAY

Improvements to the South Salt Mine Road/Park entry road intersection (on Prescott National Forest lands) must be approved by Yavapai County Public Works. This includes any relocation of the intersection, installation of median turn lanes, or vegetative clearing as needed within the existing roadway right-of-way. Yavapai County has committed to provide its latest traffic counts for South Salt Mine Road, and to conduct current counts. The results of the current counts should be available within a month. In addition to the counts, Yavapai County has indicated that they will require a separate traffic impact study which involves not only counting vehicles, but identifying the mix of vehicle types and traffic speeds through the intersection area. It is recommended that traffic impact study be undertaken as soon as the draft master plan is developed so that the limits of the entry road easement can be specifically identified and provided to the Prescott National Forest, thereby allowing the permit process to proceed.

It is likely that right-of-way permits will be needed from Yavapai County Public Works for improvements at the intersection with Salt Mine Road.

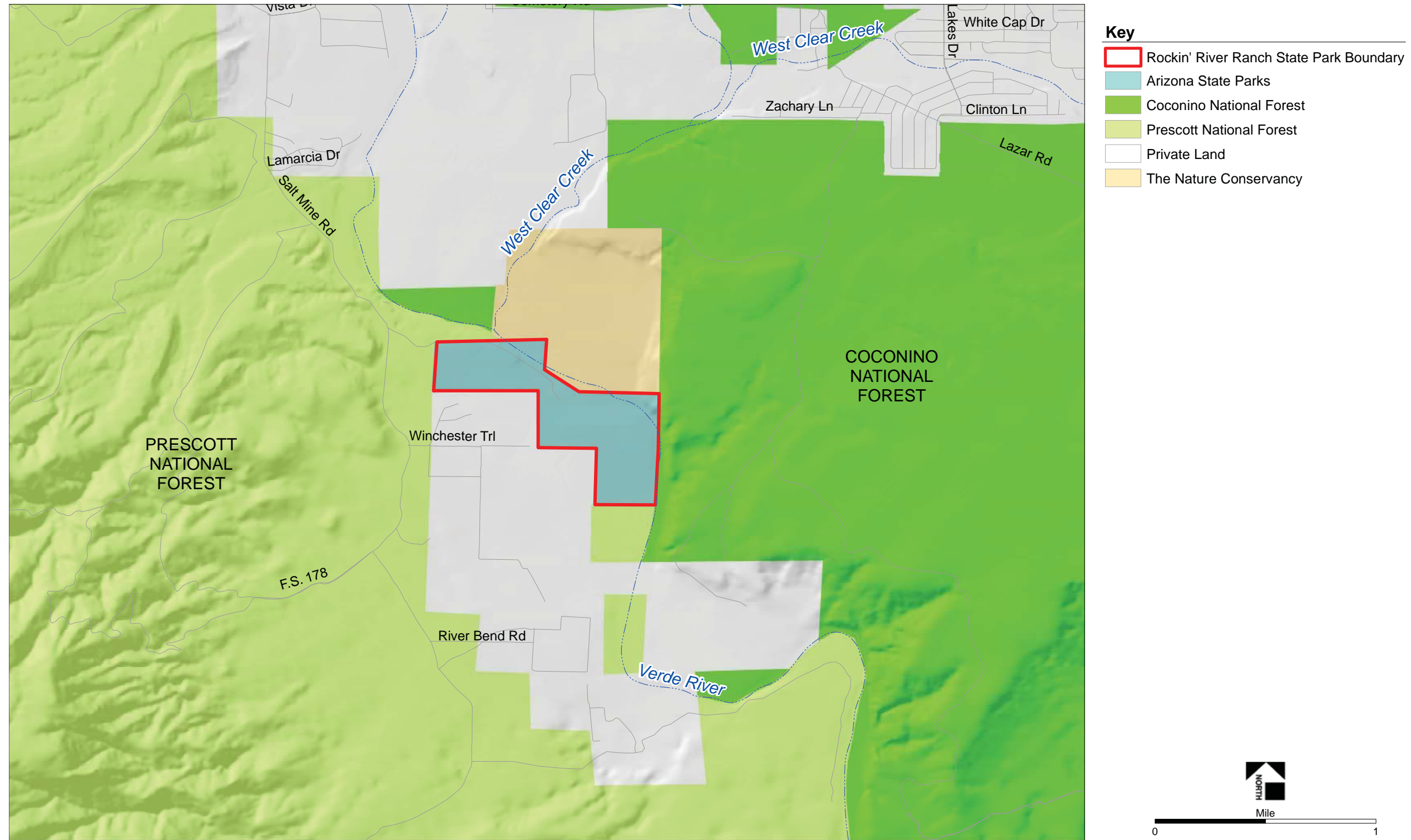
PARK LANDS WITHIN THE CITY OF CAMP VERDE

Any improvements that occur on Park property within the jurisdiction of the Town of Camp Verde should meet the standard requirements and planning objectives of the Town's General Plan.

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APPENDIX

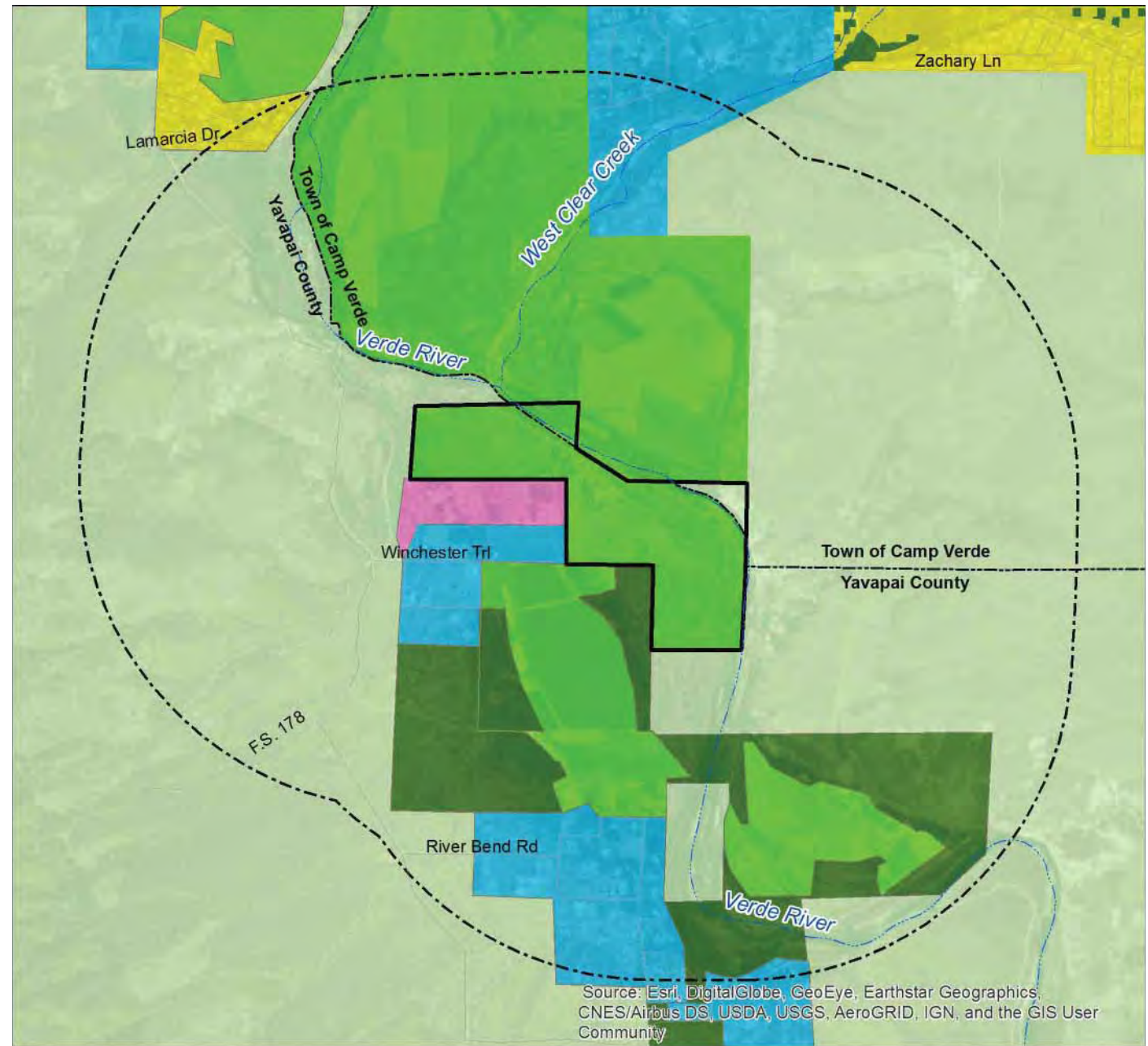
FIGURE A-1, ADJACENT LAND OWNERSHIP



 **ROCKIN' RIVER RANCH** STATE PARK
Adjacent Land Ownership



FIGURE A-2, EXISTING LAND USE



Key

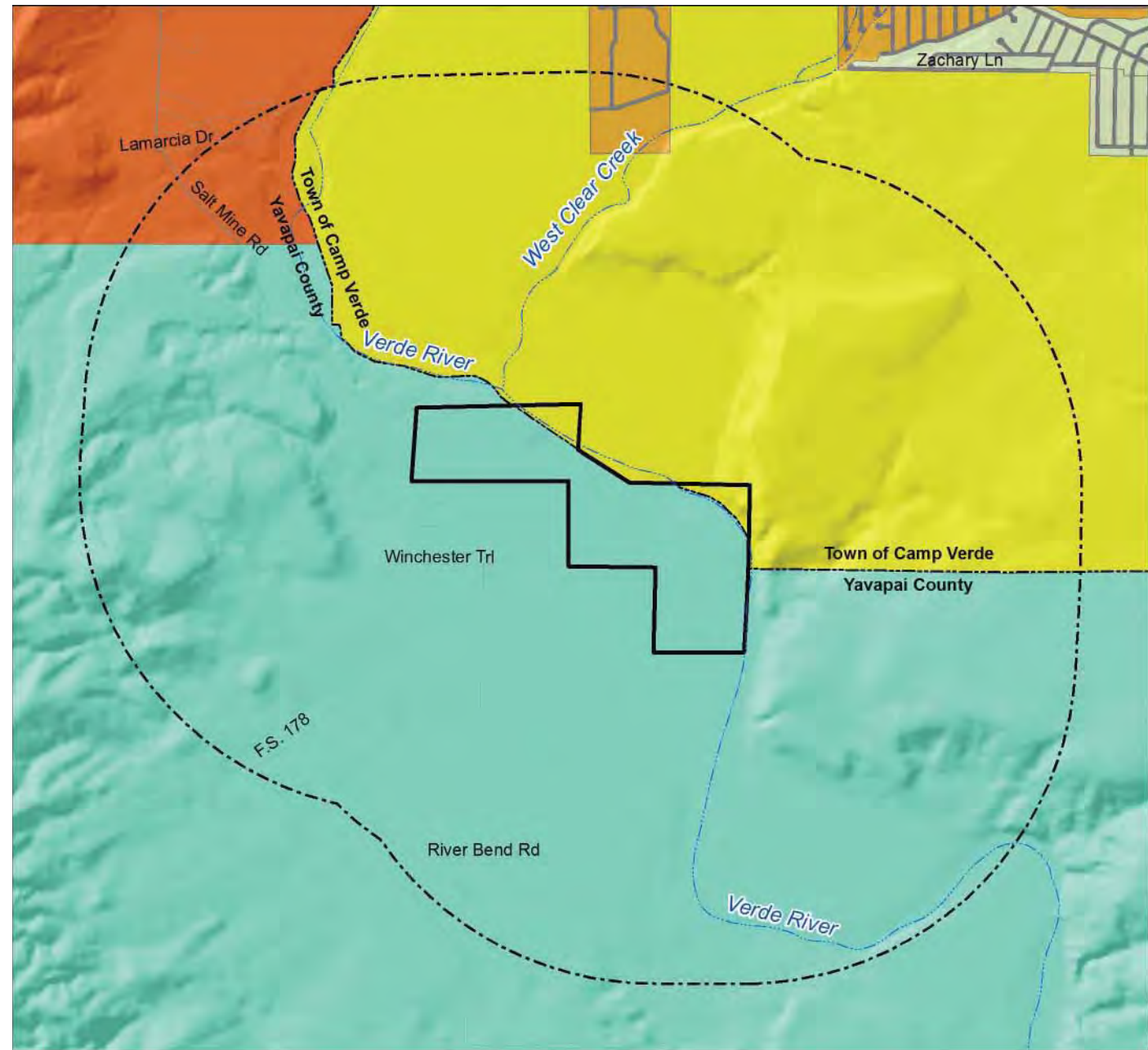
Rockin' River Ranch State Park Boundary	Rural Residential
Agriculture	National Forest
Commercial	Open Space
Medium Density Residential	Recreation

Existing Land Use

Mile
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FIGURE A-3, ZONING



- Key**
- Rockin' River Ranch State Park Boundary
 - 1-mile Buffer
 - Residential; Single Family Incorporated Town of Camp Verde
 - Residential; Single Family Limited Incorporated Town of Camp Verde
 - Residential; Single Family Limited Unincorporated Yavapai County
 - Residential; Rural Incorporated Town of Camp Verde
 - Residential; Rural Unincorporated Yavapai County

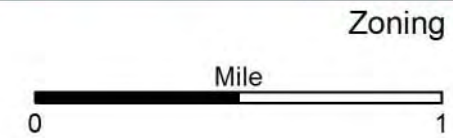
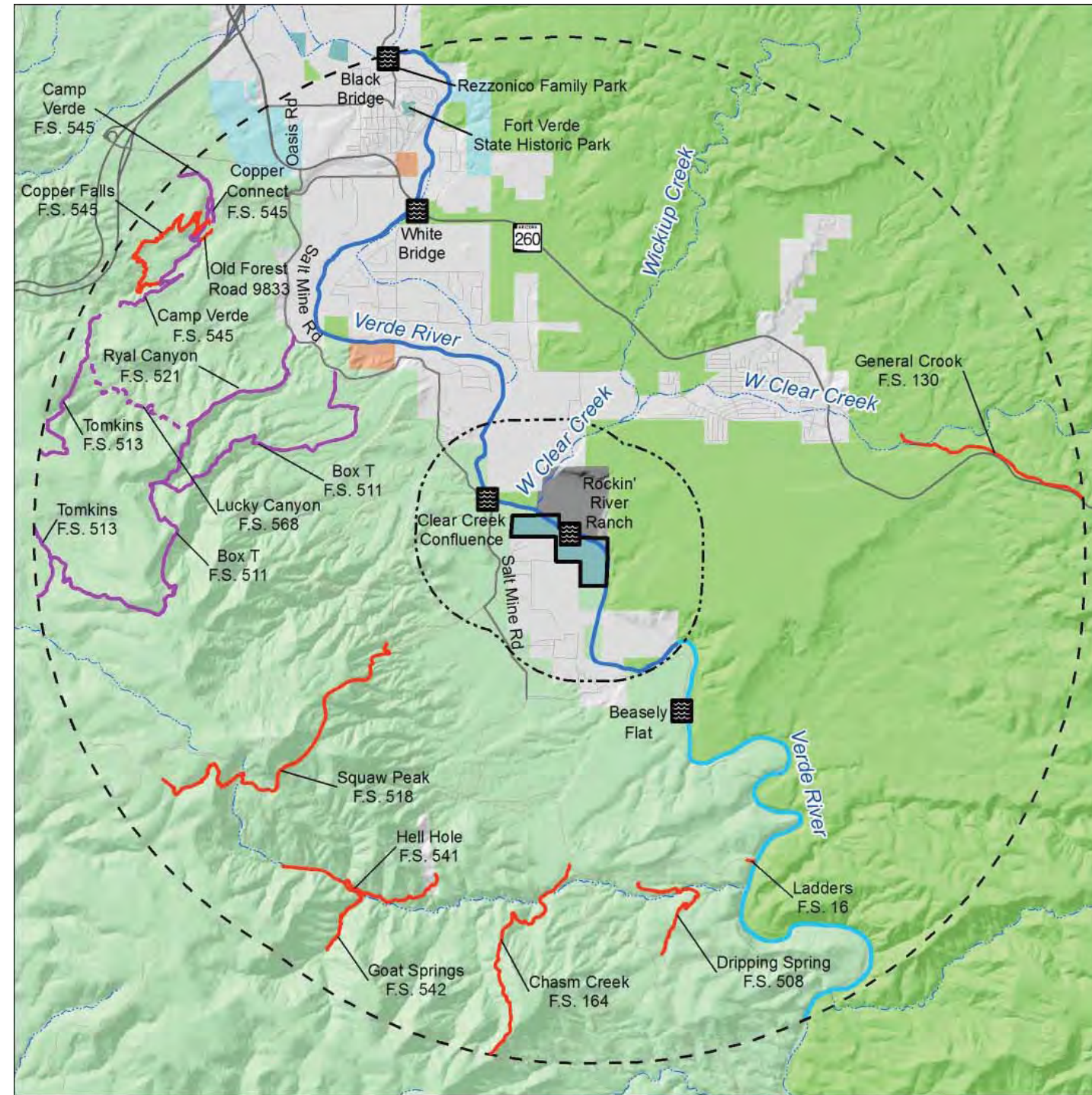


FIGURE A-4, REGIONAL RECREATIONAL SYSTEMS



Key

- | | | |
|---|--------------------------|--|
| Rockin' River Ranch State Park Boundary | Indian Allotment | Motorized Trails |
| 1-mile Park Buffer | Prescott National Forest | Verde River |
| 5-mile Park Buffer | Private Land | Wild and Scenic Portion of Verde River |
| Arizona State Parks | State Trust Land | River Access Point |
| Coconino National Forest | Nonmotorized Trails | |

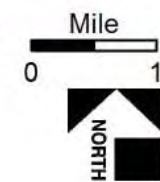
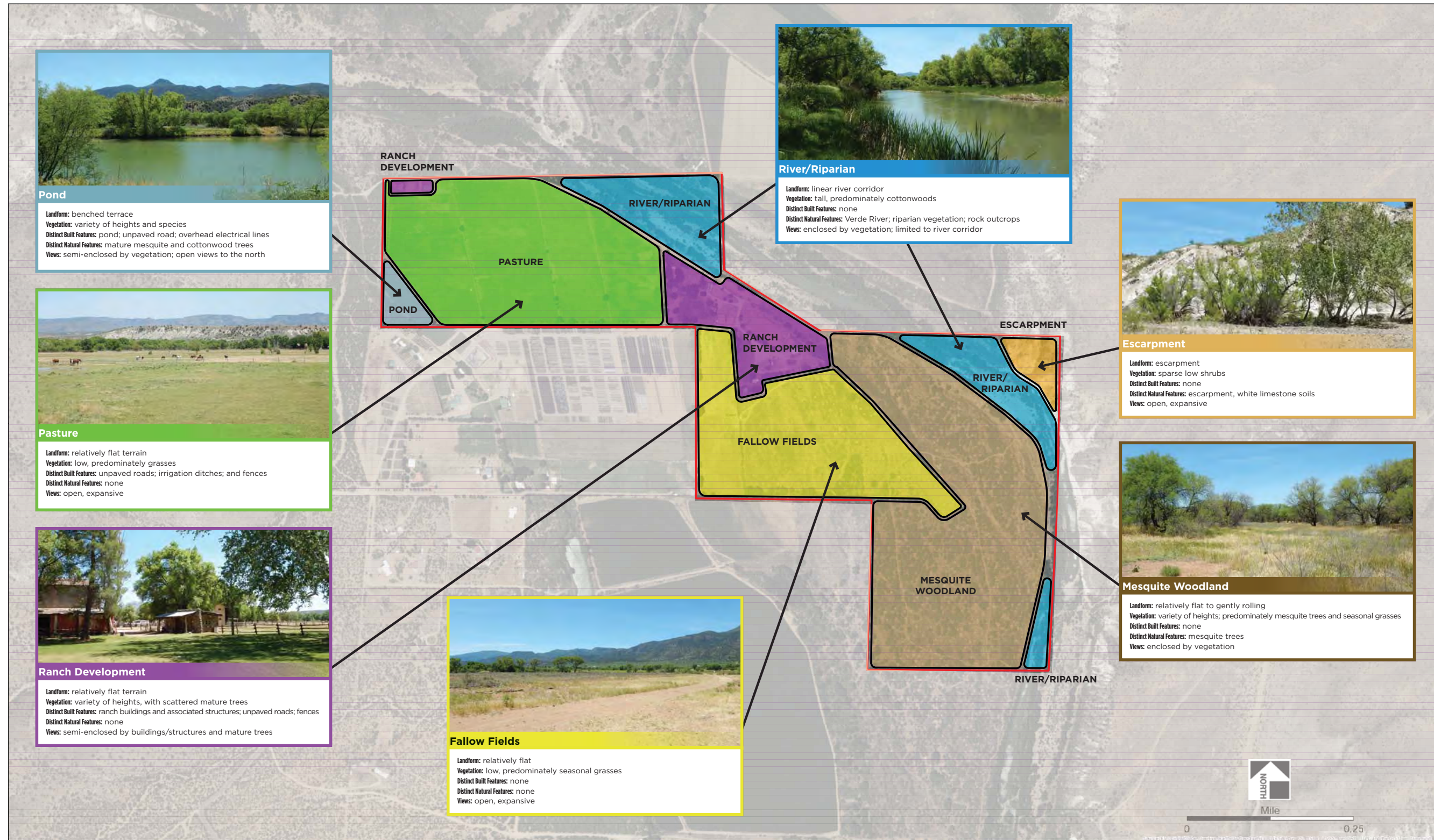


FIGURE A-5, EXISTING VISUAL LANDSCAPE CHARACTERISTICS



ROCKIN' RIVER RANCH STATE PARK

Existing Visual Landscape Characteristics



FIGURE A-6, SLOPE ANALYSIS

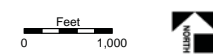
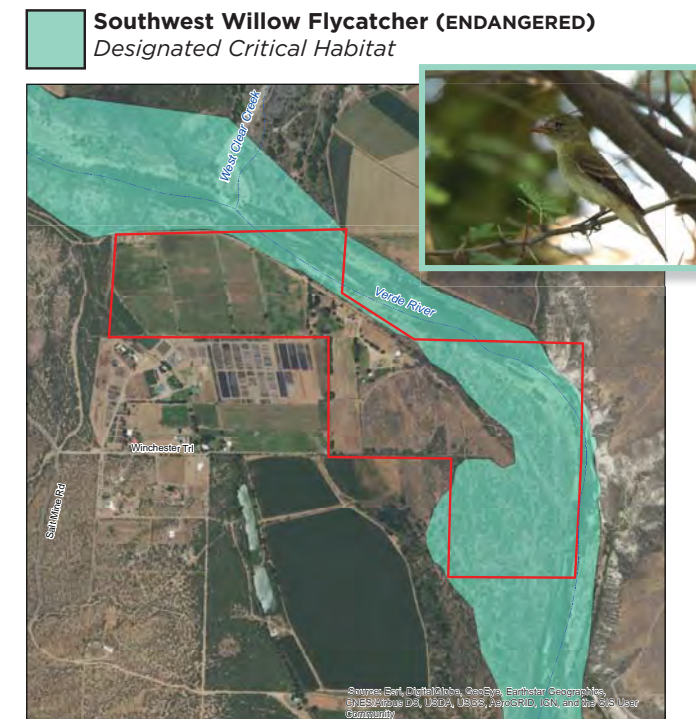
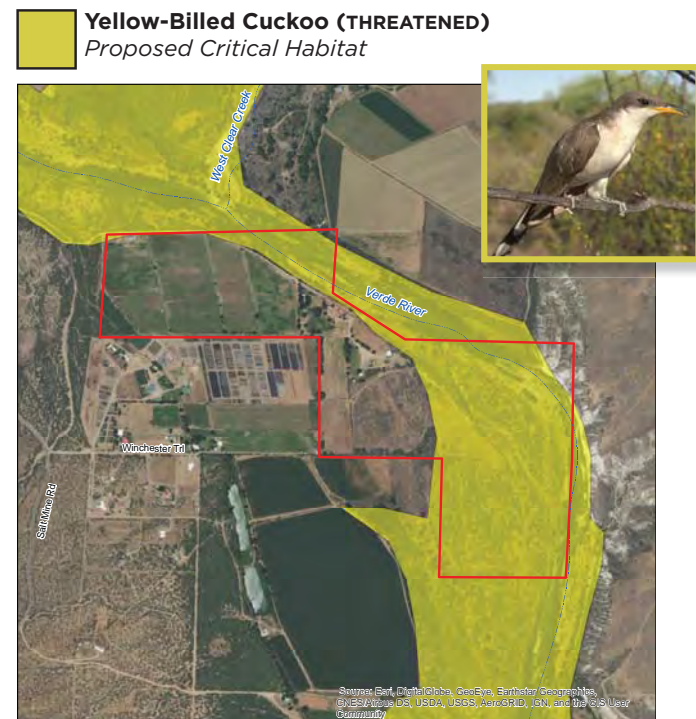
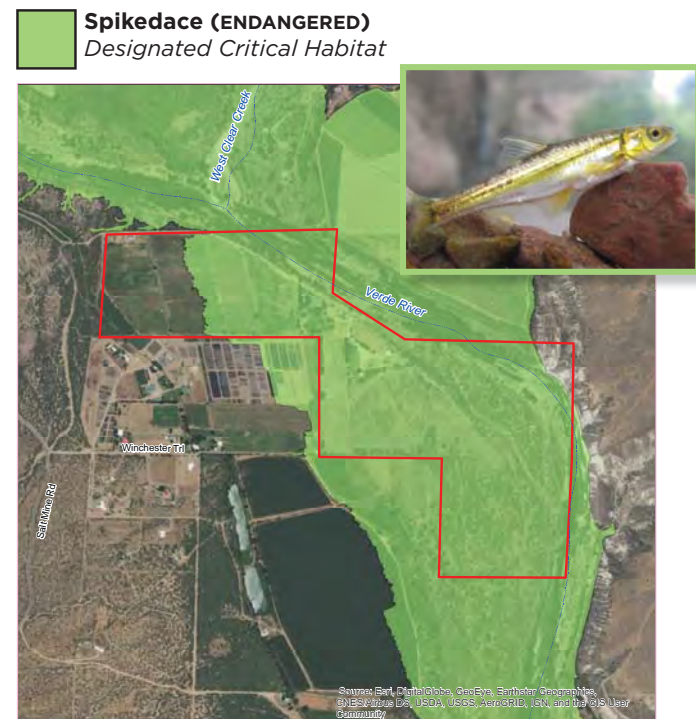
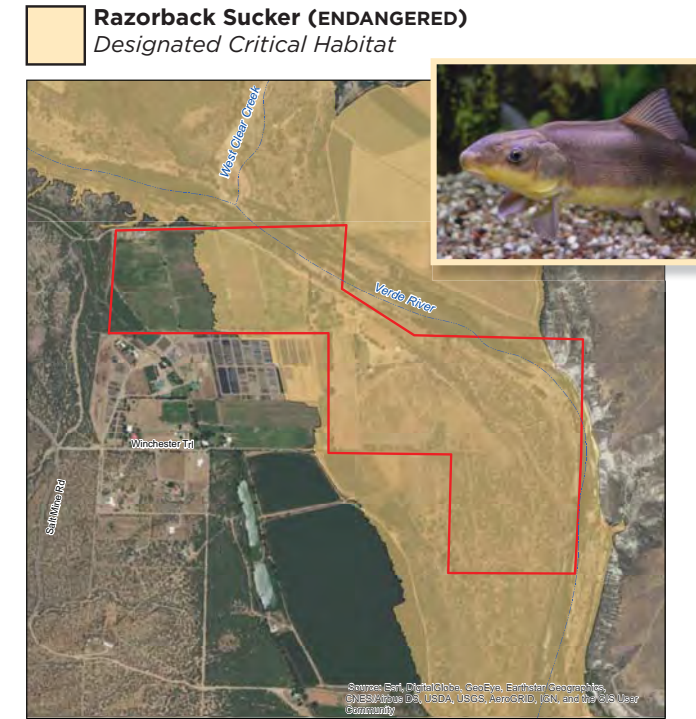
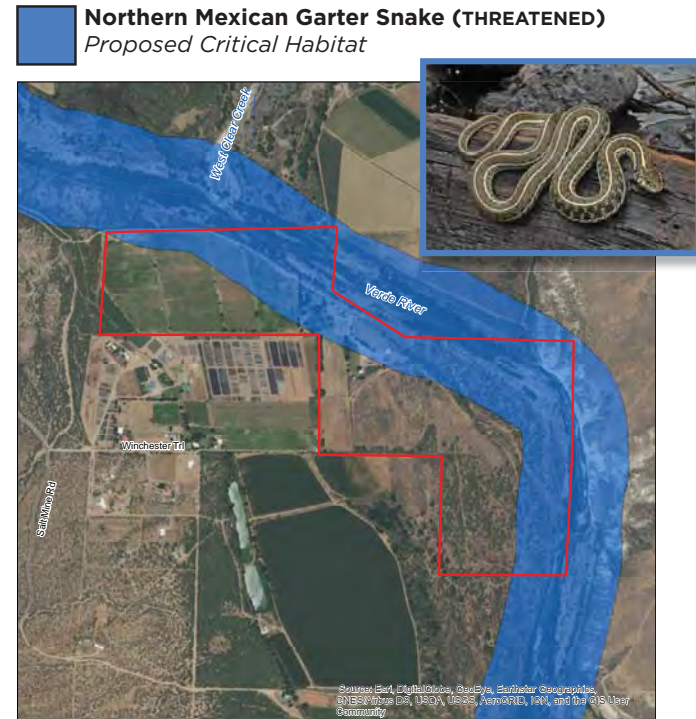


ROCKIN' RIVER RANCH STATE PARK

Slope Analysis



FIGURE A-7, FEDERALLY LISTED THREATENED AND ENDANGERED SPECIES



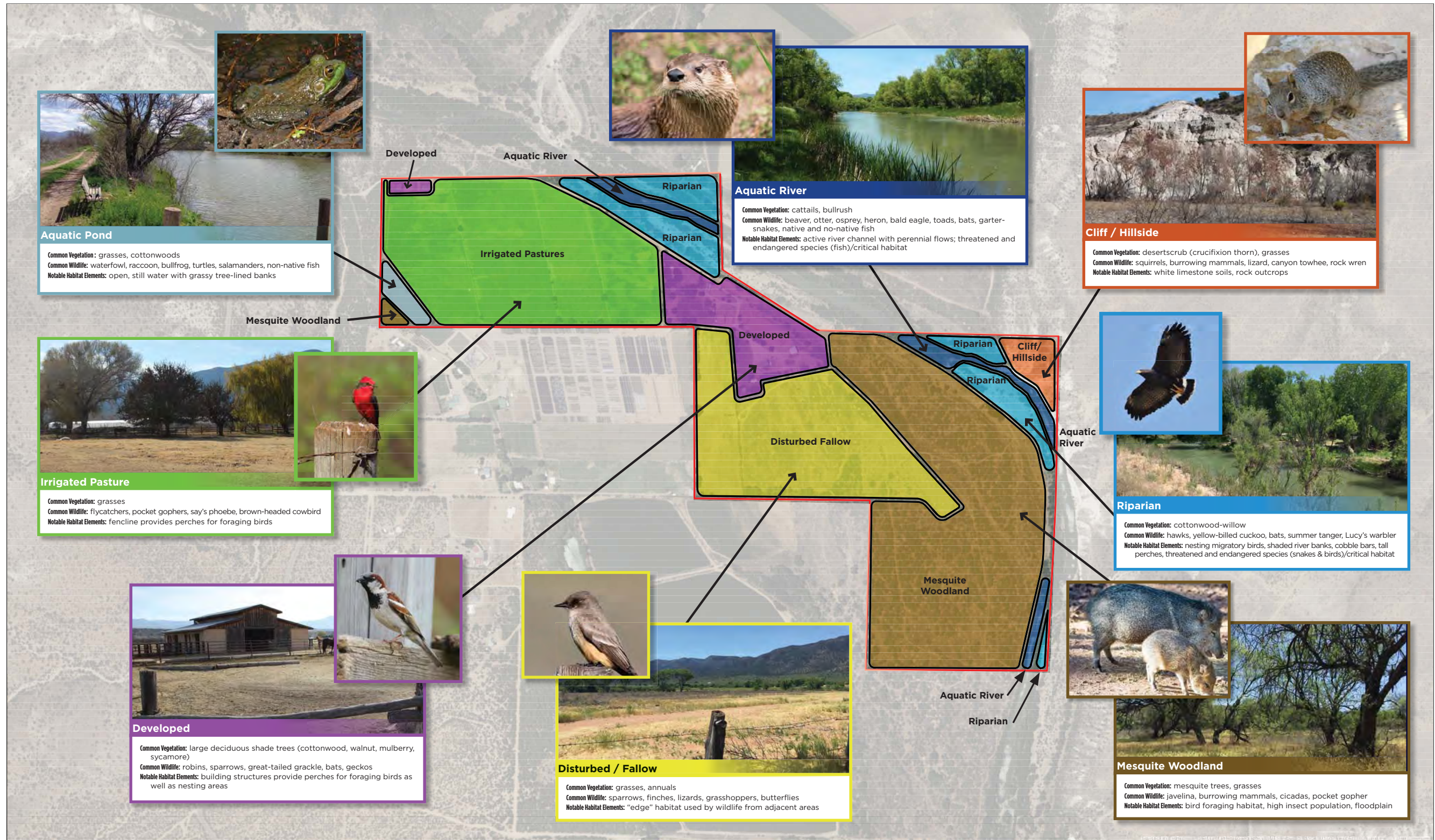
ROCKIN' RIVER RANCH STATE PARK

Federally Listed Threatened and Endangered Species



LOGAN SIMPSON

FIGURE A-8, EXISTING WILDLIFE HABITAT CHARACTERISTICS



ROCKIN' RIVER RANCH STATE PARK

Existing Wildlife Habitat Characteristics



FIGURE A-9, WATER RIGHTS AND WELL LOCATIONS



FIGURE A-10, ROCKIN' RIVER RANCH STRUCTURES

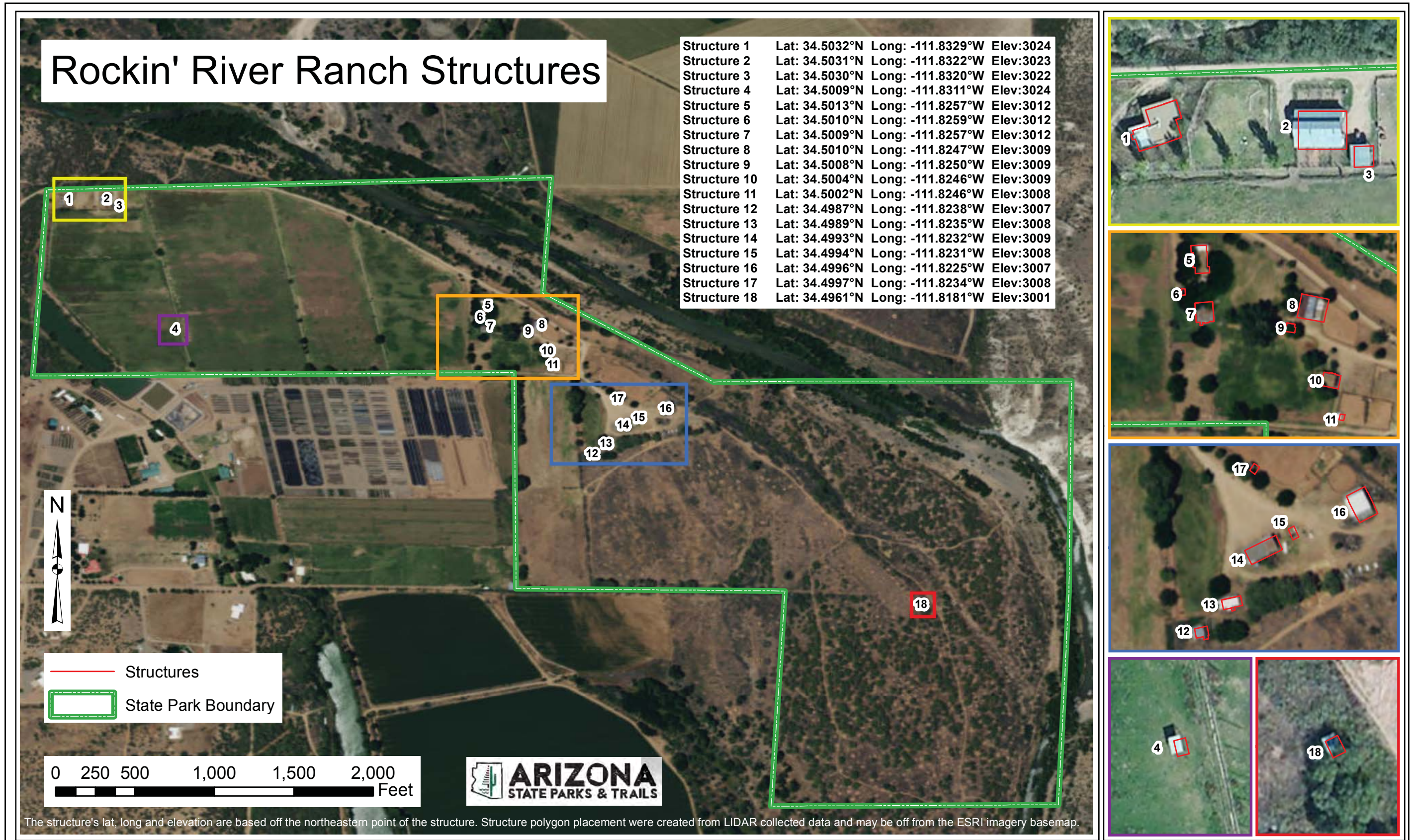


FIGURE A-11, PUBLIC COMMENTS



ARIZONA STATE PARKS & TRAILS

LOGAN SIMPSON

**Rockin' River Ranch Master Plan
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CONTACT INFORMATION (Optional* - Please Print)

NAME: Pam & Trish Peters
 ADDRESS: 6010 S. Harvey Ln
 CITY, STATE, ZIP: Camp Verde AZ 86322 EMAIL: upwest1991@gmail.com
 Representing Self Representing Organization Name of Organization: upwest Camp Scupe

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

leave it horse related
trails for horse back riding
connect to F.S. on Salt mine
we would volunteer to do trail maintenance events

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ARIZONA STATE PARKS & TRAILS

LOGAN SIMPSON

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Stacy Hill
 ADDRESS: 11240 N. 79 Ave
 CITY, STATE, ZIP: Peoria AZ 85345 EMAIL: Shill878@msn.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

*RV Area - full hookups? Dump area
*strict enforcement by Park Svc to keep area pristine
*260 will need to be widened? Need law enforcement increase to manage traffic, DUI's, wrecks
*Pasture for horses, option but might consider individual stalls (as option to use own inside pasture area) as some horses are mares.
*Holiday small town parades - entry homemade floats for ribbon, activities that create memories.
*Water Contamination due to tubers, and restroom non-use - steps along river to use restroom - tie up tubes.
*Garbage problem on river
*Replant/transplant trees from clearing area to other areas
*... bring revenue to town. Let RV tent sites
 Dusty Keith Brad

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CONTACT INFORMATION (Optional* - Please Print)

NAME: TAMI WOODWARD
 ADDRESS: 1725 SALT MINE ROAD.
 CITY, STATE, ZIP: CAMP VERDE, AZ 86322 EMAIL: CAMPWOOD@YAHOO.COM
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

↑ TRAFFIC ON SALT MINE ROAD IS A CONCERN
WHAT (IF ANY) IMPACT STUDY HAS BEEN
DONE?

THANK YOU -

WHO / WHAT AGENCY WILL COVER
LAW / EMS ISSUES?

THANKS -

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Sherry Hauser
 ADDRESS: PO Box 1051
 CITY, STATE, ZIP: Camp Verde EMAIL: sherryhauser90@gmail.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

How will people be contained to the park;
will there be a fenced perimeter?

How will the road handle the traffic?

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CONTACT INFORMATION (Optional* - Please Print)

NAME: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____ EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

What a wonderful opportunity to protect a beautiful stretch of the river and natural areas. The old ranch buildings are great and I hope they can be preserved and used. Great place to do equestrian demonstrations since we have such an old west history.

I noticed there are no ORV trails, wonderful! I would hope the park will continue to have its peacefulness which attracts wildlife and visitors looking to be in nature.

The White Hill Trail system is new, I think. How great if there was a trail that went up to the Castle where you could view it from a distance.

I hope State Parks will make the most of this opportunity since there is so much potential. Thank you!

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CONTACT INFORMATION (Optional* - Please Print)

NAME: *Sheila Fain*
 ADDRESS: *P.O. Box 357*
 CITY, STATE, ZIP: *Camp Verde, Az* EMAIL: *sheilafain@msn.com*
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

Please limit the river rafting company. They take up alot of parking spots at Clear Creek dayuse area. They sit on Bessley flats they park in the loading area only. To wait for the people to get to Bessley flats - Limit how many trips they can sell per day - they have 40 to 50 runtimes that go down the river from the Lawn area to Bessley all day long! Blocking access for locals to go to the river - They take over parking areas - Locals can no longer go down the river without running into river rafting company. The wild life is seen less - The beaver, deer, ~~rabbits~~ and other wild life there is less in the area - too much traffic.

If no one is going to keep up Clear Creek Day Area, I hope we can take our kayaks to the park to start our trip down river. I would hope we would not have to pay to do this - I would like to camp at Rock'in River Ranch some day, and someday work there to help keep the area clear.

Sheila R. Fain

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Joe Willy
 ADDRESS: 100 Gunsight Hills Drive
 CITY, STATE, ZIP: Sedona, AZ 86351 EMAIL: sjwilly9@gmail.com
 Representing Self Representing Organization Name of Organization: No. AZ Audubon Society

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

1. Preserve the natural state as much as possible.
2. Limit access of motorized vehicles.
3. No firearms.
4. Limit number of person in park at one time.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: [REDACTED]
 ADDRESS: _____
 CITY, STATE, ZIP: _____ EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- Park should be low water use to protect flows in the Verde River
- Horse use should not be the primary focus
- Parking areas are not shown on maps - need trailer accessible and could be unpaved permeable surface
- I don't think horse pastures are a good use of water or space - irrigated pasture should be removed
- Instead of using the water right for irrigation - it should be severed and transferred to instream flow in the Verde River

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CONTACT INFORMATION (Optional* - Please Print)

NAME: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____ EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- Park should be low water use
- horses smell bad & near camping them seems unattractive.
- Fishing & camping should be priority
- horse trailer traffic on salt mine should not increase

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Claudin Hauser
 ADDRESS: _____
 CITY, STATE, ZIP: Camp Verde EMAIL: hauserfarm@aol.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- would LOVE to see a quiet park w/ bird watching floating the river, camping. Water Conservation Education
- we border this site & see possible camping near. wondering if there will be a fence around the property to keep people from unknowingly wandering.
- Thanks for the chance to give input.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Sharon Conte
 ADDRESS: 272 E. Silver Bugle Dr.
 CITY, STATE, ZIP: Camp Verde, AZ 86322 EMAIL: Itsagoodlifety@gmail.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

I think the project is a great benefit to the community. It is well needed & adds to tourism.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Melissa Robinson
 ADDRESS: 2600 S. Barta Lane
 CITY, STATE, ZIP: Cornville, AZ EMAIL: melissavvhomes@gmail.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

I think this park is a great benefit for our community. This will bring a great amount of traffic & tourism to our area that is controlled

I am happy to see a State Park rather than a new subdivision.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Margie Foley
 ADDRESS: PO Box 443
 CITY, STATE, ZIP: Clarksdale 38724 EMAIL: friendsurg@gmail.com
 Representing Self Representing Organization Name of Organization: Friends Under the Sun

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

Like most of project.
Concerns - increased traffic on Salt Mine
remote camping full of HUGE snakes
waste (sewage) disposal in flood plain
Flood plain - damage from flooding?

Like - RVs grouped so closely - good!
tent sites are close to river
tubing!
RAP! Kayaking!
Pastures preserved.
Historical buildings preserved
Riparian area is good access for casual visitors

Need an open house for folks to view plans
who don't know area

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Dana Donahue
 ADDRESS: P.O. Box 1983 86322
 CITY, STATE, ZIP: Camp Verde AZ EMAIL: dhdpatrick@msw.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- How will parking/entry/exit be addressed?
- Will sound energy be a part of the park?
- I think the Squeak-in Center is an excellent idea - so glad to see them keep the houses.
- Yearly pass for residents to use the waddy trails -
- Salt mine Road will be problematic - Needs pullouts and turnaround areas.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: S Max Castillo
 ADDRESS: 1227E Cochise St
 CITY, STATE, ZIP: Cottonwood, AZ 86326 EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

1. Concerned with Possible mixing of equestrian Boarding facilities with campers not familiar with how to act around large animals.
2. Conceptual drawing has irrigated pasture undisturbed while Mesquite Bosque is for camping. Possibly camping uses in irrigated area & wildlife viewing in Mesquite Bosque.
3. Salt Mine Rd is/ may be very unsafe for large RV's to use. the Rd is narrow w/ tight turns on it as well as Blind Curves.
4. Watercraft launch area may need parking up by Contact Station with a drop off area by River, similar to @ Beasley Flat. Maybe a Pick up Point at the South end of property - Mesquite Bosque so that people could do that several times per visit.
5. Mesquite Bosque could be protected as wildlife viewing area with possibly a very few picnic tables - no BBQ grills.
6. the emphasis on this Park should be conservation of water resources while allowing people to see - use the Riparian Area.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____ EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- Can we get more, more and more camp site? (More tent camping sites!!)
- Small horse area please.
- Where are the parking lots and you will need trailer parking if you want all that pasture area.
- Have parking lots that are semi-permeable surface.
- Get rid of the pasture.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Michael D. Noble
ADDRESS: 4973 S. WINCHESTER TRAIL
CITY, STATE, ZIP: CAMP VERDE AZ 86322 EMAIL: M.D. NOBLE
Representing Self Representing Organization Name of Organization: SALT MEVE ROAD COMMUNITY

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- ① TECHNICAL COMMITTEE HAS NO COMMUNITY REPRESENTATION.
- ② NO MEETING NOTICES OR MINUTES FROM COMMITTEE
- ③ COMMITTEE MEMBERS DO NOT HAVE IMPACT FROM THEIR DECISIONS
- ④ CURRENT IDEAS ARE PROBLEMATIC,
 - DESTROYS ENVIRONMENT
 - DRIVES OFF WILDLIFE
 - CAUSES SAFETY ISSUES
 - OVERNIGHT CAMPING DISTURBS NEIGHBOURHOOD
 - WILL ALCOHOL BE PERMITTED
 - WHAT IMPROVEMENTS FOR SALT MEVE ROAD

WITHOUT COMMUNITY INVOLVEMENT THIS IS A
DISASTER WAITING TO HAPPEN.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: John Ford
ADDRESS: 1217 W. Saturn WAY
CITY, STATE, ZIP: Flagstaff, AZ EMAIL: ~~JohnFord23@gmail.com~~ JohnFord23@gmail.com
Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

What is most important to me is having capacity and access to recreation. I would hope there will be numerous campsites and clear access to the river. I know many people in Flagstaff who are very interested in places to camp when boating the river but have had difficulty. I think that especially considering the younger generation's growing connection to river recreation, it is crucial to expand access to the river - i.e. more campsites, the better. I think ~~it~~ it is a bad idea to keep it as a horse boarding facility. Additionally, access to fishing is HUGE.

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Thursday, June 1, 2017, 4 p.m. to 7 p.m.
Camp Verde Middle School Cafeteria
370 Camp Lincoln Road, Camp Verde, AZ 86322



COMMENT SHEET

Thank you for attending today's Open House. We sincerely appreciate any input you may have regarding the Rockin' River Ranch Master Plan. Please use this Comment Sheet to provide any of your comments, questions, or concerns. You can leave the Comment Sheet with any Arizona State Parks and Trails (ASPT) or Logan Simpson staff member here at this Open House or mail it to Eileen Baden, Logan Simpson, 51 West Third Street, Suite 450, Tempe, AZ, 85281; via email to ebaden@logansimpson.com; via phone at 480-967-1343; or via fax at 480-966-9232 before June 30th, 2017.

CONTACT INFORMATION (Optional* - Please Print)

NAME: Chris Howard
 ADDRESS: 1065 S. Vail Rd
 CITY, STATE, ZIP: Camp Verde, Az EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- 1) Over use of salt mine Rd ^{with} large RV's + increase horse trailers. Need wider shoulders - upkeep.
- 2) Liability of horse use at ranch.
- 3) Limit to tent camping + day use of river. Why large pasture.
- 4) Need more buffer zones -
- 5) Easements inbetween area "tent camping, day use" cabins"
- 6) Will it be open to Kayaks or only tubes -

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CONTACT INFORMATION (Optional* - Please Print)

NAME: BRENT BITZ
 ADDRESS: 200 CALLE FRANCESCA
 CITY, STATE, ZIP: SEDONA, AZ 86336 EMAIL: BIRDSSEDONA@GMAIL.COM
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- SITE PLAN IS WAY TOO OVERDEVELOPED!
- TRYING TO FIT 10 LBS. IN A 5 LB. BAG
- THE MOST UNIQUE RESOURCE OF THE PARK IS THE RIPARIAN HABITAT AND MESQUITE BOSQUE THIS NEEDS TO BE PRESERVED BETTER!!
- ELIMINATE PICNIC AREAS NEXT TO RIVER
- ELIMINATE REMOTE CAMPING ON MESQUITE BOSQUE
- ENHANCE TRAIL SYSTEM FOR WATCHABLE WILDLIFE

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ARIZONA
STATE PARKS & TRAILS



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CONTACT INFORMATION (Optional* - Please Print)

NAME: Liss Nickerson
ADDRESS: 895 S. McCracken Ln
CITY, STATE, ZIP: Camp Verde 86322 EMAIL: l.nickerson@hotmail.com
Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

Need Adventure course - there is the old one that could be re-conditioned.
Need "Banquet" area/building
money makers are destination weddings & corporate retreats
- Camping pads to protect from monsoons.
Horse Rescues are tax deductible
Breeding horses is not profitable but cute foals running around every spring could be a draw for people. Summer boarding.
Horses require more care than people usually realize.
Modernize the barn w/ loft apartments for staff to live in
a covered pretty round pen can be converted into a wedding venue.
~~the~~

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ARIZONA
STATE PARKS & TRAILS



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CONTACT INFORMATION (Optional* - Please Print)

NAME: Domlope Cook
ADDRESS: 300 Cliffs Parkway #110
CITY, STATE, ZIP: Camp Verde AZ 86322 EMAIL: _____
Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

It appears that some great work has been done - I believe that this park could be a valuable asset to our community. There are some great buildings and historical sites we need to take care of.
The site needs to be build well and managed well.
my only concern is the road that leads to the property.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Janette Turner
 ADDRESS: 4973 S. Winchester Trail
 CITY, STATE, ZIP: Camp Verde AZ 86322 EMAIL: dancer_77_22@yahoo.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

- RV's (noise carries to residences next to property)
- destruction of the diverse wildlife, will be hampered.
- public getting on private property
- children & ?? getting on pastures with longhorns
- ATVs will destroy
- Police + ambulances do not arrive for 30-1 1/2 hrs.
- Restore what is there with minimal overload of invasion especially for the state parks to make money, revenue!
- Horse back riding, walk on tenting
- Protect the land
- we have worked for State Parks + have seen the damage.

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Rocking River Ranch Proposal

I think if Rocking River Ranch is going to be made into a park it should remain mainly an equestrian facility, maybe have a polo field and nice arena.
 The river tour companies launching from clear creek should be moved to Rocking River Ranch, to alleviate the traffic jams they create there and to have the annual kayak race have an accessible space for all the people that show up.
 The park will attract more people coming to the river and getting out at Beasley flats, the last section of road needs to be paved or the additional traffic will just make the dirt road deteriorate faster if it's not improved.
 The Rocking River Ranch should only be used for day use, Salt Mine Road isn't meant to have the traffic of large RV's going down it everyday.
 The public restrooms were removed from clear creek and the park needs to replace what was removed. The ingress and egress needs to be improved and maybe moved out of the corner, for better visibility.

Richard Friedberg
5933 S. River view Lane
Camp Verde, Arizona 86322



ARIZONA
STATE PARKS & TRAILS



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CONTACT INFORMATION (Optional* - Please Print)

NAME: KEN ZOLL
ADDRESS: VVAC - 385 S. MAIN ST.
CITY, STATE, ZIP: CAMP VERDE AZ EMAIL: DIRECTOR@VERDEVALLEYARCHAEOLOGY
Representing Self Representing Organization Name of Organization: CENTER. ORG
VERDE VALLEY ARCHAEOLOGY

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park: CENTER

ASHPO IS LOOKING FOR A HOST FOR THE
3-2018 STATE ARCHAEOLOGY EXPO -
MIGHT BE NICE SPOT.

IS THERE ARCHAEOLOGY ON THE SITE? THE
NATURE CONSERVANCY WANTED US TO DO A SURVEY
BUT NEVER HEARD BACK.

WE WANT TO DO BOY/GIRL SCOUT ARCHAEOLOGY
MERIT BADGE TRAINING. MIGHT BE NICE TO USE
THIS PARK.

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ARIZONA
STATE PARKS & TRAILS



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CONTACT INFORMATION (Optional* - Please Print)

NAME: Brad Gordon
ADDRESS: 1098 S. Canal Cir.
CITY, STATE, ZIP: Camp Verde AZ EMAIL: _____
Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

The Pasture Area should be retained at all
costs. Cabins should be few in number
and integrate into environment. Each cabin should
have a view of the Pasture.

Camp sites near the Watercraft access
should be provided for boaters.

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CONTACT INFORMATION (Optional* - Please Print)

NAME: Gayle Mabery
 ADDRESS: P.O. Box 678
 CITY, STATE, ZIP: Clarkdale AZ EMAIL: mabery2006@yahoo.com
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

I've heard many concerns about RV's missing the turn for the park and then using private property as a turn around on Salt Mine Road. Please make plans for a formal turn around to alleviate this very real traffic issue.

Law enforcement response in this remote area is very delayed. Please have on-site housing for a Park Ranger/LEO who can respond quickly to emergencies.

Rumor has it that there will be ATV rentals on site. Please don't allow that! They'll disrupt the neighborhood and destroy our valued habitat. Hayfield Draw is just up Hwy 260 to serve that purpose.

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Eileen Baden

From: Eileen Baden
Sent: Wednesday, June 07, 2017 9:14 AM
To: 'otterlimits7@aol.com'
Subject: RE: Rockin' River state park

Good morning,

Unfortunately, we do not have an online form at this time. However, please feel free to send your comments as an email or letter and I can get them sent to the project manager at Arizona State Parks.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: otterlimits7@aol.com [<mailto:otterlimits7@aol.com>]
Sent: Wednesday, June 07, 2017 9:11 AM
To: Eileen Baden
Subject: Re: Rockin' River state park

Is there a form you can fill out on line?

-----Original Message-----
From: Eileen Baden <EBaden@LOGANSIMPSON.COM>
To: [otterlimits7 <otterlimits7@aol.com>](mailto:otterlimits7@aol.com)
Sent: Mon, Jun 5, 2017 10:05 am
Subject: RE: Rockin' River state park

Good morning Gene,

Please see the attached comment sheet for the Rockin' River Ranch Master Plan. Comments are due by June 30th, 2017. Directions for submitting the form are listed on there.

Thank you.

Eileen Baden, AICP
Environmental Planner
Logan Simpson

51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: otterlimits7@aol.com [<mailto:otterlimits7@aol.com>]
Sent: Monday, June 05, 2017 9:57 AM
To: Eileen Baden
Subject: Rockin' River state park

My name is Gene Giordano and I have been trying to find your Comment Sheet for Rockin' River. I am part of the Verde Acres property owners. We have some public safety concerns with the increased traffic the Park will bring. We feel that some infrastructure planning should be addressed before the Park opens. My phone # is 928-821-0514.

Eileen Baden

From: Brad Remme
Sent: Tuesday, June 13, 2017 7:41 AM
To: Russell Moore; Wayne Colebank; Eileen Baden
Subject: RE: General Comment - Arizona State Parks

Good morning Russell –

Thank you for forwarding the comments below from Maria Wilson and Alana Neary; regarding their concerns associated with RRR-SP.

Brad Remme
Logan Simpson
[C] 480-435-0742

From: Russell Moore [<mailto:rmoore@azstateparks.gov>]
Sent: Monday, June 12, 2017 5:48 PM
To: Wayne Colebank; Brad Remme; Eileen Baden
Subject: FW: General Comment - Arizona State Parks

Russell G. Moore, ASLA, AICP
Chief of Planning and Development
Arizona State Parks

Phone: (602) 542-6944
Cell: (480) 338 7796
rmoore@azstateparks.gov
<http://azstateparks.gov>
Arizona State Parks
23751 N. 23rd Ave, Ste 190
Phoenix, AZ 85085

From: Sarah Steele <ssteele@azstateparks.gov>
Date: Monday, June 12, 2017 at 8:16 AM
To: "sunyinaz@gmail.com" <sunyinaz@gmail.com>
Cc: Russell Moore <rmoore@azstateparks.gov>
Subject: Re: General Comment - Arizona State Parks

Good morning,

We appreciate you taking the time to comment on the proposed park at Rockin' River Ranch. We are currently working on a master plan for the property and public input is very important to help guide the process. Below is a link to the project page where you can review updates. I will pass your comments along with the information you have provided to the appropriate individuals to be documented.

<https://azstateparks.com/projects/#RockinRiverRanch>

Please let us know if you have any other concerns or questions.

Thank you,



Sarah Steele
Chief of Operations
Arizona State Parks & Trails
23751 N 23rd Ave, #190
Phoenix AZ 85085
(602) 542-7150
ssteele@azstateparks.gov
1-877-MY-PARKS | AZStateParks.com

From: "azstateparks@itinio.com" <azstateparks@itinio.com>

Date: Sunday, June 11, 2017 at 3:55 PM

To: Sarah Steele <ssteele@azstateparks.gov>

Subject: General Comment - Arizona State Parks

Name: maria wilson & alana neary

Email: sunynaz@gmail.com

Phone: 928 5679128

Park: Arizona State Parks

Zip: 86322

Message: I am writing to comment on the proposed park at the Rockin River Ranch. I am a resident of Camp Verde, live on South Salt Mine Road and am very concerned about the amount of traffic that the proposed park will generate. Salt Mine Road is a hilly, winding two lane road that is a dead end and not designed to accommodate the numerous and large vehicles that this park will attract. I am also concerned about the trash that will accumulate along the road and at the Ranch as well, polluting the Verde River - the last fee flowing river in Arizona. Trash is a major issue,(I am reminded of the problems at Fossil Creek). Since my granddaughter and I have taken on the responsibility of cleaning a portion of Salt Mine Road for the last 7 years and have had to clean up the enormous amount of garbage left by the people who visit the salt mine for a few hours, I can state for a fact that the issue of trash is a very important one. Another possible issue will be the safety of the horses, as the fences are low enough and wide enough for any person to go through or over and simply having signs around is never enough to keep people out and stop them from feeding the horses whatever food they have on hand. This is especially problematic as there are almost always foals and yearlings at the ranch which are irresistible to any normal tourist. And as these horses are privately owned their safety is a necessity, whether it be issues such as the feeding, or trespassing, or simply trash that will be left by the tourist that could pose as dangerous (anything sharp that can get wedged in a hoof, or something interesting that a

horse or especially a foal might eat/bite out of curiosity). There is also the matter of expensive tack (saddles, bridles, etc.) that the owners leave at the ranch and could be stolen.



Northern Arizona Audubon Society

To promote the understanding and appreciation of birds and other wildlife
and the conservation and restoration of their natural habitats

June 12, 2017

Town Clerk
Camp Verde
473 South Main Street, Suite 102
Camp Verde, AZ 86322

Dear Ms. Jones,

The Northern Arizona Audubon Society is excited about the soon to open Rockin' River Ranch State Park. Not only will it be a wonderful amenity for our local residents but an exciting ecotourism asset as well.

Our members live throughout northern Arizona, including Camp Verde. Some of our members attended the recent open house about the park and were concerned that the proposed master plan allows for a significant overdevelopment of the site. Of particular concern is the fact that very little natural area is being left. This can be seen in the encroachment of facilities on the riparian and mesquite bosque areas.

We have sent the attached letter to Arizona State Parks expressing our concern. It seems to us that the primary reason for people to go to a park is to experience nature and the proposed plan leaves very little of the park in a natural state.

Camp Verde's river recreation plan and the proposed Important Bird Area designation are truly exciting and the town is to be commended. Indeed, the town is a leader in the Verde Valley with regard to the preservation and sensible utilization of the Verde River and its related resources. We thank you for your leadership and we hope that you share our concern about Rockin' River.

Please circulate this letter and attachment to the Mayor and Council.

Sincerely Yours,

Northern Arizona Audubon Society

Arizona Audubon Society
PO Box 1496 • Sedona, AZ 86339 • www.northernarizonaaudubon.org



Northern Arizona Audubon Society

To promote the understanding and appreciation of birds and other wildlife
and the conservation and restoration of their natural habitats

June 11, 2017

Ms. Sue Black, Executive Director
Arizona State Parks
23751 N. 23rd Ave., #190
Phoenix, AZ 85085

Dear Director Black,

The Northern Arizona Audubon Society would like to compliment Arizona State Parks with regard to the creation of Rockin' River State Park. This unique piece of land will provide our community with a wonderful resource both for our own use but also as an exciting ecotourism resource.

However, after attending the recent Open House where the draft master plan was presented, we have serious concerns about the overdevelopment of this park. Virtually every inch of land will have some development use and almost no space will be left to preserve the land in a natural condition. In particular, the unique riparian corridor and the mesquite bosque forest will be damaged.

We support equestrian and camping facilities but not to the extent that they completely overrun what little natural landscape is left. We strongly encourage State Parks to:

- Eliminate the proposed picnic area adjacent to the riparian corridor and relocate these to a more suitable area.
- Leave the proposed pedestrian trail along the riparian corridor and enhance it with interpretive signs informing visitors as to its unique nature given that we have destroyed most of the states riparian habitat already.
- Relocate the proposed remote camping from the mesquite bosque area to a more suitable location that is already disturbed and provide an extension of the trail system as the only access.

One of the main reasons that people visit our state parks is to enjoy nature and we encourage you to preserve the most important sections of Rockin' River in a natural state for all to enjoy.

Sincerely Yours,

Northern Arizona Audubon Society

Copy: Camp Verde City Council

Arizona Audubon Society
PO Box 1496 • Sedona, AZ 86339 • www.northernarizonaaudubon.org



LOGAN SIMPSON

ROCKIN' RIVER RANCH MASTER PLAN PUBLIC COMMENT

Re:	Public Comment from Bob Rugloski	Comment No.:	01
		Phone Call Date:	June 13, 2017
Address:	537 E Gail Lane, Camp Verde 86322	Time:	3:15pm
	bkrugloski@gmail.com or bkrugloski@live.com	Phone:	928-202-0218

COMMENTS RECEIVED:

- He lives south of Camp Verde in Yavapai County
- Major concern regarding Salt Mine Road and safety of passengers using the road as well as during emergencies. Ranch is on a dead-end road. Concerned there is only one egress point especially due to the increased number of people in the area due to the users in the park.
- If something major should happen, there is only one-way in and one-way out.
- Recent fire in Prescott National Forest (PNF) brought in 6 different fire stations including firefighters from Jerome, AZ.
- Concern over not having enough water to fight the fire. Fire started when something exploded and there were at least 100 people putting out the fire which covered about 2 acres in 15 minutes. They were evacuating one side of Salt Mine Road; fire was on the west side of the road.
- Salt Mine Road has not been maintained, especially within Camp Verde. The road needs to be improved considerably and add shoulders. Yavapai County has done a good job maintaining the road in their part.
- Park would bring considerable traffic. Accident could block road and several hundred people would be stranded. People moved to a rural area; don't want too much increased traffic.
- Big motorhomes have a big impact on the road. The large motorhomes that sometimes have trailers attached are too large for Salt Mine Road.
- Semi-trucks on the road are taking a toll on the road too. There should be a sign that limits the tonnage on the road.
- Would like to see portion of the \$4 million allocated for the park put towards the road. Would like to see \$2-\$3 million go towards improving Salt Mine Road.
- County should help with road improvements and the state too.
- Would like to see a bridge added to provide a route to get out of the area. Back in the 1930's and 1940s, people could cross through where the river was wide and get to Strawberry (6 inches or less shallow but 300 feet wide). Road was rough.
- Concerned about proposal showing 70-100 RV parcels, there shouldn't be any.
- Only tent camping and small campers should be allowed.

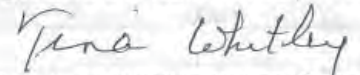


I am happy to learn that Arizona State Parks is creating yet another place where Arizona's natural resources will be preserved for the benefit of the environment, Arizona residents and visitors.

The present proposal places picnic tables near the riparian corridor, and locates the proposed remote camping in the mesquite bosque area. Both of these locations are sensitive to human impact. I strongly urge that these be moved to a more suitable area. The riparian area and the mesquite bosque are important habitats for our local and migratory birds and other animals. Most of the states riparian habitats have been destroyed, so it is crucial to preserve what still exists. And it is important to remember that the Verde Valley is becoming a national and international destination point for bird watchers and eco-tourists.

I thank you for bringing another state park to the Verde Valley, and strongly urge you to preserve the riparian corridor and mesquite bosque at Rockin' River State Park, as well as leave the proposed pedestrian trail with an enhancement of interpretive signs. In doing so, the park will draw bird watchers and eco-tourists, and give local residents a place to observe, learn about and treasure the importance of the unique and fragile flora and fauna at Rockin' River State Park.

Sincerely,
Tina Whitley
Northern Arizona Audubon-Education Outreach Chair
264 Fox Road
Sedona, AZ, 86336



Eileen Baden

From: T Whitley <whitleyt4@gmail.com>
Sent: Tuesday, June 13, 2017 4:15 AM
To: Eileen Baden
Cc: webmaster@campverde.az.gov
Subject: Rockin' River State Park Master Plan
Attachments: Rockin'RiverStatePark.pdf

Please see attached PDF for my comments.

Kind regards,
Tina Whitley

Northern Arizona Audubon Society-Education Chair
928-963-1202
whitleyt4@gmail.com

Eileen Baden

From: macranch@macdonaldsranch.com
Sent: Tuesday, June 27, 2017 8:15 AM
To: Eileen Baden
Subject: RE: Rockin' River Ranch State Park Master Plan- MacDonalds Ranch

Thank you so much for the information Eileen! We appreciate it!

Sincerely,

Kelcie D. Binnion
Office Manager and Event Coordinator

MacDonald's Ranch
26540 N. Scottsdale Rd.
Scottsdale, AZ 85255
P: 480-585-0239
F: 480-585-1519
www.macdonaldsranch.com

From: Eileen Baden [<mailto:EBaden@LOGANSIMPSON.COM>]
Sent: Wednesday, June 21, 2017 1:08 PM
To: macranch@macdonaldsranch.com
Subject: Rockin' River Ranch State Park Master Plan- MacDonalds Ranch

Good afternoon Mr. Richardson,

We appreciate you taking the time to comment on the proposed Arizona State Park Rockin' River Ranch and the information on MacDonald's Ranch. Arizona State Parks and Trails (ASPT) is currently working on a master plan for the property and public input is very important to help guide the process. As we are still in the planning process, ASPT is not yet soliciting vendor applications for assistance with equestrian services. Below is a link to the project page where you can review updates.

<https://azstateparks.com/projects/#RockinRiverRanch>

I will pass along your comments and the information you have provided to the appropriate individuals at ASPT to be documented and incorporated into our plan development. To find out more about working for the state, please visit this website: <https://spo.az.gov/contractor-resources/procureaz-resources-for-vendors>. There is more information on that website about a webinar training next Wednesday, June 28th at 10 a.m. to assist vendors who are responding to solicitations.

Please let us know if you have any additional comments or questions.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: "azstateparks@itinio.com" <azstateparks@itinio.com>
Date: Thursday, June 15, 2017 at 11:16 AM
To: Sarah Steele <ssteele@azstateparks.gov>
Subject: General Comment - Arizona State Parks

Name: Robert Richardson

Email: macranch@macdonaldsranch.com

Phone: 6027405628

Park: Arizona State Parks

Zip: 85255

Message: To whom it may concern: My name is Robert Richardson and I am the owner and operator of MacDonald's Ranch in North Scottsdale. At our location we offer guided tours on horseback, onsite cookouts, wagon rides, a petting zoo, and pony rides, for the public. A true taste of Arizona and western experience for tourists and locals. We have been in operation since 1970 and are very proud of how we have grown with our community for nearly 5 decades. I understand that Rockin' River Ranch is now a State Park and will be offering outdoor activities in the future. I am familiar with this ranch and have even provided horses to this ranch in the past. I wanted to reach out and inquire about the equestrian aspect of the park that will be offered to the community and see if anyone has been selected to provide these services yet? Would the ASPT be open to discussing this opportunity further? I appreciate the opportunity to speak with a representative of the ASPT at your convenience. Please feel free to call or email with my information listed below. Thank you. Sincerely, Robert Richardson Owner and Operator MacDonald's Ranch 602-740-5628 macranch@macdonaldsranch.com www.macdonaldsranch.com



Rockin' River Ranch Master Plan Open House #1

Thursday, June 1, 2017, 4 p.m. to 7 p.m.
Camp Verde Middle School Cafeteria
370 Camp Lincoln Road, Camp Verde, AZ 86322



COMMENT SHEET

Thank you for attending today's Open House. We sincerely appreciate any input you may have regarding the Rockin' River Ranch Master Plan. Please use this Comment Sheet to provide any of your comments, questions, or concerns. You can leave the Comment Sheet with any Arizona State Parks and Trails (ASPT) or Logan Simpson staff member here at this Open House or mail it to Eileen Baden, Logan Simpson, 51 West Third Street, Suite 450, Tempe, AZ, 85281; via email to ebaden@logansimpson.com; via phone at 480-967-1343; or via fax at 480-966-9232 before June 30th, 2017.

CONTACT INFORMATION (Optional* - Please Print)

NAME: SUSAN KING
 ADDRESS: 385 SOUTH MAIN STREET
 CITY, STATE, ZIP: Camp Verde EMAIL: manager@vvalcenter.org
 Representing Self Representing Organization Name of Organization: Verde Valley Archaeology, Inc.

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

I really think you should have had a Q+A like it was advertised!

Are there any plans to provide Salt Mine Lead more lanes? There's nowhere for lost people to turn around. Also - will there be State Park sign posted on Interstate? So many unanswered questions for people.

*Please note that under state law, any identifying information provided above will become part of the public record and, as such, must be released to any individual upon request.



PHOENIX AZ 852
13 JUN 2017 PMS 1

Verde Valley Archaeology Center, Inc.
385 S. Main St.
Camp Verde, AZ 86322



Eileen Baden
51 W. 3rd Street, Ste 450
Tempe, AZ 85281

85281-288300

Eileen Baden

From: Vargas, Michael (Flake) <Michael_Vargas@flake.senate.gov>
Sent: Friday, June 16, 2017 12:04 PM
To: Eileen Baden
Cc: wvarney@azstateparks.gov; rmoore@azstateparks.gov; dhumphreys@azstateparks.gov; kayotte@azstateparks.gov; Wayne Colebank; Diane Simpson-Colebank; Brad Remme
Subject: RE: Rockin' River Ranch State Park-Senator Jeff Flake

Thank you for sending our way, Eileen.

-Michael

From: Eileen Baden [<mailto:EBaden@LOGANSIMPSON.COM>]
Sent: Friday, June 16, 2017 12:01 PM
To: Vargas, Michael (Flake) <Michael_Vargas@flake.senate.gov>
Cc: wvarney@azstateparks.gov; rmoore@azstateparks.gov; dhumphreys@azstateparks.gov; kayotte@azstateparks.gov; Wayne Colebank <WColebank@LOGANSIMPSON.COM>; Diane Simpson-Colebank <DSimpson@LOGANSIMPSON.COM>; Brad Remme <BRemme@LOGANSIMPSON.COM>
Subject: Rockin' River Ranch State Park-Senator Jeff Flake

Dear Senator Flake,

On behalf of the Arizona State Parks and Trails, I want to inform you that we are currently preparing the Master Plan for Rockin' River Ranch State Park located 5 miles south of Camp Verde, Arizona. We held a successful public meeting on June 1, 2017. The open house was attended by about 80 Verde Valley citizens who provided us with important insights on the Park site and about the Lower Verde Valley. Their input was very comprehensive and included many items that we will consider during the Master Plan preparation. The received comments will be very valuable as we move forward from the Inventory and Analysis Phase to the Site Plan Alternatives Phase of the Master Plan.

We have received requests from a variety of interests to be participants in the Park planning process. Therefore, we will be adding additional members to our Technical Advisory Committee and are evaluating the specific issues identified by citizens who live near the Park. We will be developing the Park site plan concepts over the next several weeks, and we will be hosting a second public meeting on Monday, July 17th to share our conceptual alternatives with the public. Your office will receive an invitation to that meeting.

Please contact me if you have any questions about the Master Plan, the process, or schedule.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com

Eileen Baden

From: Flanagan, Steven <Steven.Flanagan@mail.house.gov>
Sent: Friday, June 16, 2017 12:09 PM
To: Eileen Baden
Subject: RE: Rockin' River Ranch State Park- Representative Tom O'Halleran

Eileen,

Thanks for the update. I will plan on attending the meeting in July. Have a great weekend.

Steven Flanagan | Veteran Outreach and Caseworker
Office of Congressman Tom O'Halleran (AZ-01)
405 N. Beaver St., Flagstaff, AZ 86001 | 928-286-5338
<https://ohalleran.house.gov/>



From: Eileen Baden [<mailto:EBaden@LOGANSIMPSON.COM>]
Sent: Friday, June 16, 2017 12:00 PM
To: Flanagan, Steven <Steven.Flanagan@mail.house.gov>
Cc: wvarney@azstateparks.gov; rmoore@azstateparks.gov; dhumphreys@azstateparks.gov; kayotte@azstateparks.gov; Wayne Colebank <WColebank@LOGANSIMPSON.COM>; Diane Simpson-Colebank <DSimpson@LOGANSIMPSON.COM>; Brad Remme <BRemme@LOGANSIMPSON.COM>
Subject: Rockin' River Ranch State Park- Representative Tom O'Halleran

Dear Representative O'Halleran,

On behalf of the Arizona State Parks and Trails, I want to inform you that we are currently preparing the Master Plan for Rockin' River Ranch State Park located 5 miles south of Camp Verde, Arizona. We held a successful public meeting on June 1, 2017. The open house was attended by about 80 Verde Valley citizens who provided us with important insights on the Park site and about the Lower Verde Valley. Their input was very comprehensive and included many items that we will consider during the Master Plan preparation. The received comments will be very valuable as we move forward from the Inventory and Analysis Phase to the Site Plan Alternatives Phase of the Master Plan.

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Please contact me if you have any questions about the Master Plan, the process, or schedule.

Thank you.

Eileen Baden, AICP
Environmental Planner

Eileen Baden

From: Brad Remme
Sent: Monday, June 19, 2017 2:16 PM
To: Eileen Baden
Subject: FW: General Comment - Arizona State Parks

Brad Remme
Logan Simpson
[C] 480-435-0742

From: Russell Moore [<mailto:rmoore@azstateparks.gov>]
Sent: Monday, June 19, 2017 12:09 PM
To: Wayne Colebank
Cc: Brad Remme
Subject: FW: General Comment - Arizona State Parks

Russell G. Moore, ASLA, AICP
Chief of Planning and Development
Arizona State Parks

Phone: (602) 542-6944
Cell: (480) 338 7796
rmoore@azstateparks.gov
<http://azstateparks.gov>
Arizona State Parks
23751 N. 23rd Ave, Ste 190
Phoenix, AZ 85085

From: Sarah Steele <ssteele@azstateparks.gov>
Date: Monday, June 19, 2017 at 9:11 AM
To: Russell Moore <rmoore@azstateparks.gov>
Subject: FW: General Comment - Arizona State Parks

Input from a customer on Rockin'River.

Thank you,

Sarah Steele
Chief of Operations
Arizona State Parks & Trails

From: "azstateparks@itinio.com" <azstateparks@itinio.com>
Date: Saturday, June 17, 2017 at 3:36 PM
To: Sarah Steele <[ssteele@azstateparks.gov](mailto:sssteele@azstateparks.gov)>
Subject: General Comment - Arizona State Parks

Name: Tamara James

Email: tamitajojames@gmail.com

Phone: 928-451-1740

Park: Arizona State Parks

Zip: 86335

Message: Good afternoon. My name is Tammy James and my husband and I are new to the area. We would like to know if there will be a designated dog park area for the new Rockin' River Ranch State Park? We have to drive all the way to Cottonwood or Sedona, just to let our pup get out and play with other dogs in a safe and controlled environment. It would benefit so many people and their pets if an area could be added in to the plans. It would not take much. Some fencing, accessible water, and some shade! You would make not only a lot of dog owners happy, but I am sure that non dog people would be happy that they did not have to share their areas with the dogs. Please, please consider adding in a dog area if you have not already done so. Thank you all so much for your time and I look forward to hearing about the addition of a dog area to Rockin' River Ranch State Park! Please let me know if there is anything I can help with, in order to get this moving along. Please feel free to email me at tamitajojames@gmail.com Sincerely, T. James



Bernell Lawrence's
2110 S. Squaw Peak Rd.
Camp Verde, AZ 86322

928 530 7322 Bernell
530 - 6790 Peggy Daughter

Date 6-9-2017
to
From Bernell Edmund Lawrence 2110 Squaw Peak Rd. C.V.
Subject Rocking River State park Verde River Arizona
My (our) parents moved to the Ranch in the late fortys with 6 boys & 2 girls. Our Father Nathan Elven Lawrence developed health problems in the late 1950's & had to eventually sell the place. We came off a farm near Chandler Arizona to the Verde Valley was the greatest place we had ever seen. We are all happy that the RRR is becoming a state Park, that thousands can now enjoy. Access is limited & most unhandy especially for older people to get to the River bank. If nothing but a good launching Pick up area & River Stage ^{Picnic area} ~~bank~~ was created it would be really great, for the Thousands who enjoy the River annually.
The 100 year flood area plan is great no buildings just trail, picnic & access I saw 6 foot of water pass by our home where there is now a roping arena & buildings? Please keep paving buildings & ect where the Farm land is now. After the 100 year floods a little clean up will restore the river bank trail, picnic and kayak canoe tube in & out.
I & my siblings married locals & raised families here, many have moved on but some were born & raised here & still here. My Daughter Peggy & husband Norm Rowden & I own a get away place in Quarter Horse

2 (Camp Verde west clear creek)
lane area we will visit The RRR during a, Bernell & Merridy Lawrence families reunion over Fathers Day week end. We look forward to holding a reunion at the old home place in the near future, now the lady with the horses, has been good to let us drop by and visit our old home happy place of many years.
I personally can't imagine folks protesting the Park & keeping so many people out of enjoying the River \$7 million plus to buy it \$4 million to open it Why try to stop this long awaited project, that so many people can enjoy? Keep up the good work & thank you + governor to.
Bernell & Merridy Lawrence have over 80 direct decedents, 43 are greats, with #44 to arrive in December. We have started on the Great greats Weston, 1 year old for sure will be here to see the RRR Ranch for the first time to.
on June 18-2017

Sincerely & Best wishes

DOB 36-1931 Bernell E. Lawrence (86) ^{age}



Eileen Baden

From: Steve Ayers <Steve.Ayers@campverde.az.gov>
Sent: Monday, June 19, 2017 10:35 AM
To: sblack@azstateparks.gov; Wayne Colebank; Eileen Baden; wwarney@azstateparks.com; rmoore@azstateparks.gov; Brad Remme; Dusty Humphreys (dhumphreys@azstateparks.gov); kayotte@azstateparks.gov
Subject: Rockin River previous owner letter
Attachments: Bernell and Merridy Lawrence comments.pdf

Dear Sue,

The attached letter was dropped off at the Camp Verde Town Clerk's office on Friday. It comes from Camp Verde resident Bernell Lawrence whose family owned the Rockin' River Ranch property from the 1940 to the late 50's. Please include his comments as you consider how to develop the property.

Thanks,
 Steve

Steve Ayers
Economic Development Director
Town of Camp Verde
928-554-0007
steve.ayers@campverde.az.gov
www.visitcampverde.com



Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

Furthermore, to ensure compliance with the Open Meeting Law, Council or Board / Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 🌱

ROCKIN' RIVER RANCH MASTER PLAN COMMENTS

NAME: Janet Grove
ADDRESS: 1935 E. Myrtle Ave
CITY, STATE, ZIP: Phoenix, AZ 85020
EMAIL: janetgrove2009@live.com
REPRESENTING: self

I attended the Open House on June 1, 2017. Thank you. It was very well organized.

MY BACKGROUND: I have kept two horses at the Rockin' River Ranch (RRR) since 2012. Between 2012 and 2014 I would drive up from Phoenix about twice a month and stay one or two days in Camp Verde to ride and take care of my horses. Beginning in 2015, I began renting a house 2 miles north of the RRR at Lake Verde Club Estates for 3-4 months between May and September. I spend a lot of time at the ranch and surrounding area, riding horses, bicycling Salt Mine Road, kayaking the Verde River and hiking public lands around the ranch.

I am a retired career USDA Forest Service employee. I worked 20 years (1975-1995) in Montana and Idaho in riparian, range, fire and forest ecology. My career focused on wildland management issues at all levels of the agency (Regional, National Forest and Ranger District). The last 15 years of my career, I worked on the Tonto National Forest as a riparian ecologist, retiring in 2010.

ISSUES, CONCERNS AND OPPORTUNITIES

I begin with my two primary areas of interest and concern: riparian and mesquite forests and the uniqueness of the Rockin' River Ranch.

#1. Riparian and mesquite forests. Much of the native vegetation within the 208 acres of the Rockin' River Ranch (RRR) has been dramatically altered through agricultural practices and development. Native vegetation has been converted to irrigated pastures and hay meadows. Houses, barns, outbuildings, and corrals have been constructed. It seems likely that most of these converted acres were formerly mesquite bosques and riparian forests. But there are sizeable areas of relatively undisturbed riverine broadleaf deciduous riparian forest and mesquite bosques. These two forests are some of the rarest and most ecologically valuable vegetation types in Arizona. At the same time, these forests are what makes the RRR so valuable for recreation, wildlife and aesthetics. These forests are the "heart and the soul" of the RR; the reason that this property is worthy to be made a state park.

I strongly urge you to maintain the relatively undisturbed forests within the RRR with minimal development. From the map, it looks like you are proposing day use areas, tent and remote camping in the mesquite bosques. If that is the case, I encourage you to reconsider this development, or at least minimize the disturbances associated with these uses.

I am encouraged that much of the planned construction (equestrian center, RV and group camping) is clustered in areas below and east of the irrigated pastures on areas where development has already occurred.

I recommend slow, well thought out, phased development, beginning in the areas that have already been highly impacted by land use management.

#2. The RRR is a special place. It is a place on the Verde where the river ecosystem is transitioning from the upstream wide, broad valley where towns and communities thread through the riparian area, to a wilder place downstream as a wild and scenic river. There are elk, mountain lion, bobcat, bear, otter, heron rookeries and many other species found along the stretch of river that includes the RRR that may not occur upstream in the more developed sections of the Verde Valley.

I encourage you to honor and feature these wildland values as you develop the RRR. You can find cabins, RV parks, camping and picnic areas anywhere in many parks. I am not necessarily objecting to these developments. I just hate to see these developments overwhelm the character of the of this stretch of the river.

#3. Other issues.

3a. I'm sure other people will discuss the ability of the Salt Mine Road to handle large RV's, traffic, etc.

3b. What about the existing structures? Did I miss proposals for the ranch house, barns, etc. The ranch house is spectacular.

3c. Mixing horse pasture and camping presents many problems. People camping and horses may not mix. Horses are Murphy's law in motion. Tent set up and accidental tents flying away in the wind spells trouble. And then there are flies and horse poop. Children, dogs, music ... something. I would keep the horse activities to the west end of the property.

#4. Future of the horse use on the ranch. I have loved having my horses there. In some ways it has been "my ranch". I am there most days, sometimes twice a day. I have senior horse in the upper west pasture - Bill. Every year he is re-united with his girlfriend Lucy and they spend the entire summer together, side by side, all day long.

My riding horse is in the dry lot by the caretaker's house and work barn. I saddle up at the old rock house that stays cool all summer, listening to the great blue herons crackling in the giant sycamore, a shared nursery. My horses grazes on the ranch house lawn after I ride and hose him. I have ridden every trail on the ranch and many on the adjacent National Forest. Most days I walk the 2 miles to the ranch from my house in the morning with my dogs. In the afternoon, evening, it's a quick bike ride over.

Elaine Theriault has been a steady, trusted, dependable manager of the horses and ranch through lots of challenges and adversity: funding or no funding, changing ranch hands, and the uncertainty of the direction that state will develop the ranch. No one knows the place like she does. It would be nice to have a future there with my horses and her care.

Whether the ranch continues as a private boarding facility or as an area that offers equestrian camping and riding to more individuals, I hope the ranch continues to provide a great place to be for horse lovers.

Eileen Baden

From: Eileen Baden
Sent: Wednesday, July 05, 2017 9:33 AM
To: 'janet grove'
Cc: janetgrove2009@live.com
Subject: RE: ROCKIN' RIVER RANCH MASTER PLAN COMMENTS - Invitation to edit

Good morning,

We appreciate you taking the time to comment on the proposed Arizona State Park Rockin' River Ranch. Arizona State Parks and Trails (ASPT) is currently working on a master plan for the property and public input is very important to help guide the process. Below is a link to the project page where you can review updates. I will pass along your comments and the information you have provided to the appropriate individuals at ASPT to be documented and incorporated into our plan development.

<https://azstateparks.com/projects/#RockinRiverRanch>

Please let us know if you have any additional comments or questions.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: janet grove (via Google Docs) [<mailto:janetgrove2009@gmail.com>]
Sent: Wednesday, June 28, 2017 2:53 PM
To: Eileen Baden
Cc: janetgrove2009@live.com
Subject: ROCKIN' RIVER RANCH MASTER PLAN COMMENTS - Invitation to edit

janet grove has invited you to **edit** the following document:



ROCKIN' RIVER RANCH MASTER PLAN COMMENTS



JANET GROVE'S COMMENTS ON THE ROCKIN RIVER RANCH MASTER PLAN 6/28/2017

[Open in Docs](#)

This email grants access to this item without logging in. Only forward it to people you trust.



**Rockin' River Ranch Master Plan
Open House #1**

Thursday, June 1, 2017, 4 p.m. to 7 p.m.
Camp Verde Middle School Cafeteria
370 Camp Lincoln Road, Camp Verde, AZ 86322

COMMENT SHEET

Thank you for attending today's Open House. We sincerely appreciate any input you may have regarding the Rockin' River Ranch Master Plan. Please use this Comment Sheet to provide any of your comments, questions, or concerns. You can leave the Comment Sheet with any Arizona State Parks and Trails (ASPT) or Logan Simpson staff member here at this Open House or mail it to Eileen Baden, Logan Simpson, 51 West Third Street, Suite 450, Tempe, AZ, 85281; via email to ebaden@logansimpson.com; via phone at 480-967-1343; or via fax at 480-966-9232 before June 30th, 2017.

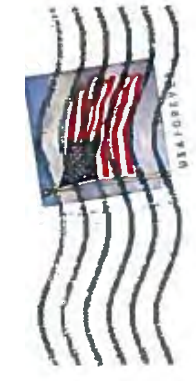
CONTACT INFORMATION (Optional* - Please Print)

NAME: Dennis and Laura Gagnon
 ADDRESS: 5132 WINCHESTER TRAIL
 CITY, STATE, ZIP: CAMP VERDE AZ 86322 EMAIL: _____
 Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

Winchester trail right next to Park - our concerns include:
RV Traffic missing Park turn (could wind up on
Winchester & Dead ends only no turn arounds)
Bicycles are dangerous on Saltmine, need pull
offs with signs so traffic could pass now and then
otherwise could take an hour to get to park's Back up street
with cars.
Only one exit out of area. If fires happen from
Campers it is a death trap for those of us
beyond park.
Need signage about "NO RIVER ACCESS NO
turnaround."

*Please note that under state law, any identifying information provided above will become part of the public record and, as such, must be released to any individual upon request.



PHOENIX AZ 85Z
29 JUN 2017 PM 8 L

*Eileen Baden
Logan Simpson
51 West Third St Suite 450
Tempe, AZ 85281*



Ms Laura Gagnon
5132 S Winchester Trl
Camp Verde, AZ 86322



65261-268300



ARIZONA
STATE PARKS & TRAILS



LOGAN SIMPSON