

# ROCKIN' RIVER RANCH

## STATE PARK

### Rockin' River Ranch Public Meeting #3 Scoping Comments and Responses

#### Rockin' River Ranch Public Meeting #3 Site Development Adjustments

Topics	Comment	Response
<b>Access/Ingress-Egress/Parking</b>	1. How will parking, entry, exit be addressed? 2. Would like to see parking near the contact station. 3. Accommodate two-way traffic.	1. We have several parking areas as well as egress and ingress locations that will be developed to meet the Camp Verde Fire District Fire Protection Development Standards. We have begun conversations with the Yavapai County Emergency Services as well. 2. We have added parking near the contact station. 3. Yes, we will have two lanes of travel, one in each direction.
<b>Bathrooms</b>	1. The south river access point needs a bathroom. 2. Are there more than two bathrooms?	1. We have added restrooms near the south river access point. It will be on a trailer so it can be moved prior to large storm events due to a high probability of flooding and damage to the restroom. This will provide visitors with a restroom near the south river access point. Conversations with the Arizona Department of Environmental Quality have begun. 2. There are two main restroom facilities for the general public to use as well as a restroom facility for the cabins. 2. If organizations want to hold large group events at Rockin' River Ranch they may need to apply for a special use permit through Arizona State Parks and Trails (ASPT). Depending on the number of people in the group, ASPT may require portable restrooms facilities to be brought in.
<b>Cabins</b>	1. Like Plan A with fewer units in pasture.	1. This was done as units were reduced to seven cabins.
<b>Camping</b>	1. Move tent camping out of the Mesquite Bosque. Remote camping will destroy mesquite Bosque. We heard camping should be a priority. 2. Locate tent camping near the river. 3. How many tent camping sites?	1. Camping was moved to the central area outside of the Mesquite Bosque. We have made camping available in the park in a way that minimizes impacts to natural areas. 2. In order to preserve the natural habitat around the river, as well as due to flooding concerns during large storm events, we will not be allowing camping near the river. 3. Currently we have one group camping area split into three zones, each area can accommodate approximately 15-20 tents. We are designing the parking lot with approximately 75 parking spots, to assist with overflow parking.
<b>Fencing/Trespassing</b>	1. Fence cabins to separate horses from cabin use. 2. Why do cabins and RV's need to be against private property?	1. It is anticipated there will be a double fence around the pastures to keep both those horses and visitors safe. 2. We have moved cabin and camping facilities towards the central portion of the site, much further from private property than was previously shown. We cannot have camping and cabins too close to the river due to the floodplain. In order to improve safety for our visitors, we have added another row of fencing and vegetation to deter visitors. We have expanded the buffer zones as well.
<b>Natural Areas and Wildlife</b>	Preserve natural areas. Concern over elimination of wildlife habitat.	1. We are striving to preserve wildlife and natural areas within the park, which is why camping is not planned in the Mesquite Bosque. A network of nature trails will traverse through the southern portion of the site to help improve access of these scenic areas to birdwatchers and nature lovers. 2. We are doing this by maintaining the natural quality of the mesquite Bosque and other areas along the river. Most of the development will occur in a cleared field that used to be agricultural land. The land is not ample for most types of crops due to its sandy composition.
<b>RVs</b>	Fewer RV sites.	We do not currently have any RV sites associated with the site development plan.

#### Rockin' River Ranch Public Meeting #3 Questions Answered

<b>Americans with Disabilities Act (ADA) Accessibility to River Adventure Course</b>	Would like to see a place for elderly folks and people with disabilities to be able to access the river with a picnic area and shade.	We will add American with Disabilities Act (ADA) picnic tables as well as provide ADA parking spaces as close to amenities as possible. One trail to the river will likely be deemed accessible - that alignment, if possible, will be determined during final design.
<b>Archaeology</b>	Include an adventure course in the site plan. 1. Is a state archaeologist responsible for surveys before improvements are started? 2. Was the Verde Valley Archaeology Center contacted? 3. Where will artifacts found be taken for storage?	Due to limited funding an adventure course is not included in the site plan. There have also been many requests to preserve the natural aesthetics of the park. 1. Logan Simpson was hired to conduct the archaeological survey. Although no cultural resource sites were found on the property during the survey, there is still the chance that archaeological resources could be found during ground disturbing activities. Archeological monitoring may occur for certain portions of the site where it may be more likely that artifacts could be found. 2. The Verde Valley Archaeology Center has been contacted by Arizona State Parks & Trails. 3. If artifacts are collected, Arizona State Parks may be able to put them on display. Otherwise any artifacts collected would need to be stored at Arizona State Museum (ASM) or an ASM approved facility. We believe the Verde Valley Archaeology Center is an ASM approved facility, so that may also be an option.
<b>ASPT Contact</b>	Who is the official contact point for this project? Would like the name, email and phone number.	Deputy Director Skip Varney at Arizona State Parks and Trails. He can be reached at 602-542-6940 and wvarney@azstateparks.gov.
<b>Barns</b>	1. Why is the red barn being demolished? 2. Leave the hay barn as it is but refurbish as necessary.	1. The red barn is not structurally sound based on initial evaluations and would cost too much to rehabilitate. 2. We plan to leave the hay barn as is.
<b>Boat-in Camping</b>	We would like to see increased opportunities for boat-in camping here at Rockin' River Ranch.	At this time we are not considering specific boat-in camping spots.
<b>Buildings</b>	Preserve historic buildings.	We will evaluate the buildings for preservation when funding allows.
<b>Capacity of Park</b>	What if the park is full?	1. We are looking into this but have not yet determined what the appropriate number would be to determine the park has reached capacity. 2. There is a spot that vehicles can turn around and exit the park if it is full. 3. We are looking into options of adding a dynamic message sign on local roads to warn users that the park is full. The sign will be posted in an area where large vehicles will be able to turn around safely.
<b>Clear Creek Day Use Area</b>	Will the Clear Creek Day Use Area be shut down?	This is a decision made by the U.S. Forest Service.
<b>Competing with private enterprise.</b>	The state should not be in the business of competing with private enterprise with cabins, RV spaces and a convenience store.	A convenience store will just have the basics and essentials that users who are staying at the park would find useful, especially if they run out of what they may have stocked up on in town.
<b>Construction Timeline</b>	Timeline for construction is about 2 months. How will this time be utilized and what does that mean for Salt Mine Road residents?	Construction is likely 4+ months. Construction vehicles and trucks will be driving up and down Salt Mine Road with equipment. There will be a lot of utility line work (backhoes, trucks, trailers).
<b>Cost of Park</b>	How much did Arizona State Parks pay for the park?	\$7 million was spent to purchase the property from The Nature Conservancy. There are \$4 million dollars available for improvements to build the park.
<b>Dog Park</b>	Is there a designated area for a dog park? We would like a place where the dogs can be let off their lease and play.	Due to limited funds, we will not be able to provide a dog park at Rockin' River Ranch at this time. Dogs may be brought to the ranch, similar to the rules for other Arizona State Parks but will need to be kept on a leash (no longer than 6 feet per ASPT rules).
<b>Educational Facilities</b>	What kind of educational facilities will be provided? Enhance the park with interpretive signage and educational facilities. Would like to see water conservation education.	Interpretive signage will be posted throughout the park as funds allow.
<b>Emergency Services</b>	Who and what agencies will cover law enforcement and emergency services?	Copper Canyon Fire and Medical Authority Yavapai County Sheriff's Office-Eastern Area Command
<b>Employees at Park</b>	Who would operate at the park?	1. Rockin' River Ranch is anticipated to have one Park Manager, two Park Rangers, and 2,000 hours of seasonal staff and volunteer campground hosts. 2. Full-time park staff will also be at the Park. 3. Our volunteer hosts are there 24/7, and camp hosts are there for busy seasons. There is some coverage of the Park at all times. 4. Park Rangers will make sure people are following recreational rules and complying with concerns for noise levels.
<b>Equestrian Arena</b>	What is the arena's purpose?	We have not determined what events can take place there, but the facility exists and can be used for future activities.
<b>Fees</b>	Please have a reduced fee annual park pass for Verde Valley residents to use the park. How much do you have to pay to enter the park	A reduced fee annual park pass for the Verde Valley residents will be assessed. The fee structure for the Park has not been determined yet.
<b>Fire</b>	Concern about not enough water to fight fires.	We have begun discussions with the Copper Canyon Fire and Medical Authority.
<b>Firearms</b>	No firearms.	Firearms are not allowed to be used within the park.
<b>Fishing</b>	Fishing should be a priority.	Fishing can occur in the existing pond and in the Verde River with a license.
<b>Horses</b>	Concerned about the safety of the horses and equipment for the horses. Other folks said horse use should not be the primary focus. Have horses boarded at the facility-would like to see buffer zones, limited hands-on access between visitors and horses. If I have horses boarded there do I need to pay a fee to access the park?	We will construct a double fence around portions of the pasture closest to visitors and cabins. The equipment will kept in areas not accessible to visitors. We are trying to balance the use of keeping the horses on the property but also allowing enough space to provide other opportunities for park users.
<b>Horse Trailers</b>	Horse trailers on Salt Mine Road should not increase	With the potential decrease in the number of horses that will be boarded at RRR, we do not anticipate the number of horse trailers to increase, even with the potential for equestrian camping.
<b>Irrigation</b>	Irrigation needs improvement. Remove concrete irrigation ditches and replace with underground irrigation system.	Understood. Funding will determine how much improvement will be made. Removing the concrete ditches and replacing them with a underground system is being considered.
<b>Large Events</b>	Verde River Run	At this time, we have not made any accommodations for the Verde River Run. A Special Use Permit from any organization holding large events may be required in order to ensure adequate medical, sanitary and security services during the term of the Special Use Permit.
<b>Noise</b>	Concerns over park noise and being close to private property.	We have moved the camping area and cabins further away from private property to reduce noise impacts. Arizona State Parks and Trails has quiet hours - in most state parks it is 10 p.m.
<b>Parades</b>	Hold small parades at the ranch.	This could be done; however, the group organizing the event may need to request a Special Use Permit from ASPT.
<b>Paving Surfaces</b>	Use unpaved permeable surfaces for roads.	This is to be determined.
<b>Permit Use</b>	Please consider a permit use for this park.	This will be determined in time, depending on use of the park use and demand.
<b>Picnic tables</b>	Move picnic tables to areas not impeding on natural areas and away from the river.	To provide opportunities for visitors to explore and enjoy the park a limited number of picnic tables will be set up near the river. However, they will be done in a way to minimize impacts on natural areas.
<b>Planned Developments</b>	What are other planned developments down Salt Mine Road that Steve Ayers mentioned?	We are aware of these. We believe that he was making a point that the ranch could have been bought and developed into additional houses or condos, which would have contributed to the road's challenges.
<b>Planning Materials</b>	Can we have time to review the park materials? Where are they? Please post any copies of maps, studies, visitation projects, PowerPoint presentations, meeting minutes etc. at the Camp Verde Library for public viewing.	Materials have been made available on the Arizona State Parks and Trails website. The Rockin' River Ranch State Park Website can be accessed at: <a href="http://www.azstateparks.com/rockin-river">www.azstateparks.com/rockin-river</a> The Meeting Notes and Other Materials Website can be accessed at: <a href="https://azstateparks.com/rockin-river-ranch-tac">https://azstateparks.com/rockin-river-ranch-tac</a>
<b>Pollution/Trash</b>	What about pollution? How will ASPT keep the park and river from trash buildup? What procedures will be implemented to make sure the park is not trashed?	The park will have trash receptacles and trash would be cleaned up as needed by park personnel to keep the park clean.
<b>Pond</b>	How is the pond existing? How will it be used?	The pond is currently on the site and minimal changes are anticipated. The pond may be stocked with fish for fishing at some future time.
<b>Public Services</b>	What about the strain on public services in the area?	We have begun discussions with both the Yavapai County Sheriff's Office located in Camp Verde as well as the Copper Canyon Fire and Medical Authority. Further discussions will be held to learn more about what Arizona State Parks and other agencies can do to assist in reducing the burden on these groups. Rockin' River Ranch is located outside of the response zone for firefighting, so any cost due to fire activities would be paid by Arizona State Parks.
<b>Rafting Companies</b>	Limit the trips the rafting companies can take in a day	Any use of the Prescott National Forest locations is at their discretion. At this time, we do not anticipate allowing rafting companies to use Rockin' River Ranch as a launching or take out location.
<b>Renewable Energy</b>	How will solar or wind energy be used on-site?	Renewable applications will be considered in the final design.
<b>Salt Mine Road</b>	1. What improvements will be done to Salt Mine Road?	1. Conversations have begun between ASPT, ADOT, Yavapai County Public Works and the U.S. Forest Service. No definitive conclusions or actions have been identified. We are aware that residents would like to see expanded shoulders, widening in certain areas, sharp curves removed to improve sight distance, the addition of pull offs and add pull offs, improved drainage, and the addition of passing or turning lanes where possible. Arizona State Parks will be coordinating with a number of partners together to foster the road improvements.
	2. Concerned about RVs breaking down on Salt Mine Road. 3. There is only one out by going north on Salt Mine Road.	2. We have taken out RV camping, so the number of RV's traveling down Salt Mine Road should be greatly reduced. 3. This is part of the conversation with the teaming partners. It may require additional land and may take much longer to complete the process than the other types of road improvements mentioned.
	4. How long will it take to improve Salt Mine Road? 5. Where will funding for the improvements to Salt Mine Road come from?	4. The length of time to improve the road is undetermined at this time. No detours would occur although lane closures may be needed. 5. The funding is based on need, and we believe the need is there; however, we still need to have discussions with various partners to garner support and funding for the road improvements. Arizona State Parks will use some funding from ADOT; however, improvements to the road will likely be a joint effort.
	6. Concerns about increases in traffic.	6. We are proposing to add dynamic message signs north of the park, potentially on Salt Mine Road or State Route 260 to let visitors know when the park is full to eliminate unnecessary traffic. We have also reduced the number of camping spots and taken out RV camping.
	7. Requested signage that limits tonnage on the road.	7. This can be a discussion point brought up with Yavapai County and others when discussing the road improvements.
	8. If the park borders county and federal land why is the Town of Camp Verde involved in the road?	The town is involved in the road discussion because they maintain the portion of Salt Mine Road that is located within the Town of Camp Verde.
	9. Would Salt Mine Road be improved all the way to Beasley Flats?	This depends on the determination of the partners involved in the road improvements discussion, a portion of the road is private property.
<b>Trails</b>	Connect to Forest Service trails	We would like to improve trail access to Prescott National Forest and Coconino National Forest trails.
<b>Trees</b>	1. Replant/transplant trees from those displaced. 2. Plant more trees. 3. Will there be trees in the camping area?	1. The extent of tree removal, if any, has not been determined. Some species are not suitable for relocation. 2. Planting trees will occur with available funds. 3. There are trees located north of the camping area.
<b>Tubing</b>	Communities in the area have had issues with tubers such as increased trash and concerns over intoxication. Water contamination concerns over tubing.	Tubing will not be encouraged. ASPT will not provide any tubes. However, since the Verde River does not have any restrictions on tubing, ASPT cannot limit that use.
<b>Off-Highway Vehicles and ATV's</b>	Limit ATV use, no use would be most desirable	ATV's are recommend to be trailered in. Street legal ATV's can drive into/out of the Park, but we are not planning to allow ATV use within the Park. There are no designated trails to the River for ATV's or OHV's.
<b>Water</b>	Park should be low water use to protect flows in the Verde River.	The park should have a negligible impact on flows in the Verde River.
<b>Wedding Venue</b>	Provide opportunities for people to hold weddings at the ranch.	We will allow people to come and hold weddings at the ranch but they would need to coordinate their plans with ASPT.
<b>Wood Patel study</b>	When will the Wood Patel study be released?	Wood Patel is not conducting any separate studies other than those involved in the master plan. If you are referring to the traffic study, that is an item of work to be completed during the final design phase.
<b>Yavapai County Public Works</b>	Will Yavapai County Public Works be receiving copies of the public comments received relating to the Salt Mine Road improvements?	We are sharing the Rockin' River Ranch website with the meeting materials to Yavapai County Public Works. The public comments received are on the websites listed below. Rockin' River Ranch State Park Website: <a href="http://www.azstateparks.com/rockin-river">www.azstateparks.com/rockin-river</a> Meeting Notes and Other Materials Website: <a href="https://azstateparks.com/rockin-river-ranch-tac">https://azstateparks.com/rockin-river-ranch-tac</a>