



Verde River Headwaters State Park Community-Based Master Plan

April 5, 2024



Peter Bourgois
Landscape Architect



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**VERDE RIVER HEADWATERS STATE PARK
MASTER PLAN
PREFACE**

This community-based conceptual master plan was created as a collaboration between Peter Bourgois, a highly-regarded landscape architect in the greater Prescott area, and Trust for Public Land (or TPL). TPL's mission as a national nonprofit organization is to connect everyone to the outdoors, as exemplified by projects like this planned creation of a new state park in Chino Valley, Arizona.

We would like to acknowledge the many people, organizations and stakeholders that provided input and contributed their ideas for the development of this master plan. TPL was successful in March, 2024, shortly before this plan was finalized, with completing the purchase of a substantial part (734 acres) of the property that is the subject of this master plan and the subsequent conveyance of that land to Arizona State Parks and Trails (ASPT). The land will be used to create a new state park at the headwaters of the Verde River. While ASPT will need to undertake its own planning process for determining the design and public uses at the new state park, we are optimistic that this current conceptual master plan will provide ASPT with a substantial number of creative ideas from the community and the many stakeholders for a vision for the park.

While there are many people to thank, we would especially like to acknowledge those whose support was critical in the purchase and protection of this land for the new state park:

- For leadership in obtaining a large appropriation from the Arizona State Legislature, State Senator Sine Kerr and Representative Selina Bliss;
- County Supervisor Craig Brown and Yavapai County for a substantial funding contribution to purchase of the land;
- Arizona State Parks and Trails Director Bob Broscheid and his leadership team, with thanks in advance for the substantial work it will take to create a new state park on the land;
- Nature Conservancy's Arizona State Director Dan Stellar and his team, including Kim Schonek and Jody Norris, for a substantial grant and help as a project partner in so many other ways;
- Town of Chino Valley Mayor, Town Council and Management; and
- Nina Mason Pulliam Charitable Trust, whose grant to TPL provided critical early funds to get this project started.

We are excited to have been part of this important project to protect the Verde River, preserve and interpret unique history of Arizona and connect people to the great outdoors.



Peter Bourgois
Landscape Architect



Michael Patrick
Trust for Public Land

VERDE RIVER HEADWATERS STATE PARK COMMUNITY-BASED MASTER PLAN

Executive Summary

The Verde River Headwaters State Park Master Plan is a community-based conceptual master plan for an approximate 1000-acre portion of the Del Rio Springs Ranch located in the Town of Chino Valley, Arizona along State Route 89. It is anticipated that the property will be developed as a new park by Arizona State Parks and Trails. At the time of this writing, Arizona State Parks and Trails has just acquired 734 acres of the property with the assistance of the Trust for Public Land (this acquisition closed in mid-March, 2024). The Master Plan includes not only the lands of the former Del Rio Springs Ranch, but also a 10-acre parcel located east of Sullivan Lake referred to as the Famas or Upper Sully's Canyon property. The goal of the Master Plan is to provide a framework for development that incorporates input from Arizona State Parks and Trails, the Town of Chino Valley, Yavapai County, the Greater Chino Valley Collaborative, the broader community and potential user and stakeholder groups that have an interest in the future of the property. Future development as a state park has guided the plan while protecting and enhancing the property's natural, cultural and historical aspects for the benefit of the community, region and state. This report is a summary of the work completed as part of Master Plan process.

It is important to note that the policies of Arizona State Parks and Trails will require the agency to undertake its own planning process for determining the design and public uses at the new state park. However, this Master Plan should provide valuable input received from numerous stakeholder groups and the community that will be useful in the final master plan that is developed by Arizona State Parks and Trails.

Base mapping was assembled from existing sources including Google aeriels, Yavapai County GIS and various maps provided by the Trust for Public Land. Resource maps including soils, flood risk, topography, slopes, and property ownership were assembled from existing sources including Yavapai County GIS and the USDA Natural Resources Conservation Service. A graphic Site Analysis was prepared from the combination of resource mapping, historic photos, interviews, and numerous site visits.

Numerous interviews were held with individuals with specific knowledge and interest in the property and numerous meetings (virtual and in-person) were held with various stakeholder groups. (A summary of those meetings and recommendations made during them are contained later in this report.)

A Preliminary Concept Master Plan (referred to as "First Thoughts") was prepared as a starting point for discussion as to how the property could be developed as a state park and used for historic protection & interpretation, outdoor recreation and preservation of the natural resources. The "First Thoughts" were presented and discussed with State Parks and Trails as well groups consisting of Town of Chino Valley Council members, the Yavapai County Board of Supervisors, staff and various project stakeholders.

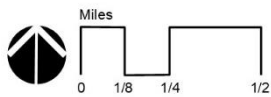
Following additional site visits, meetings and input from several user groups and the community, the "First Thoughts" plan was refined into the Draft Verde River Headwaters State Park Master Plan. The plan was prepared in two parts. The first part focuses on the physical improvements and attributes of the park, including the opportunities for outdoor recreation and historic preservation and interpretation among other public uses. The second part, while it includes the same improvements, focuses on the "stories" that are used as the backdrop for

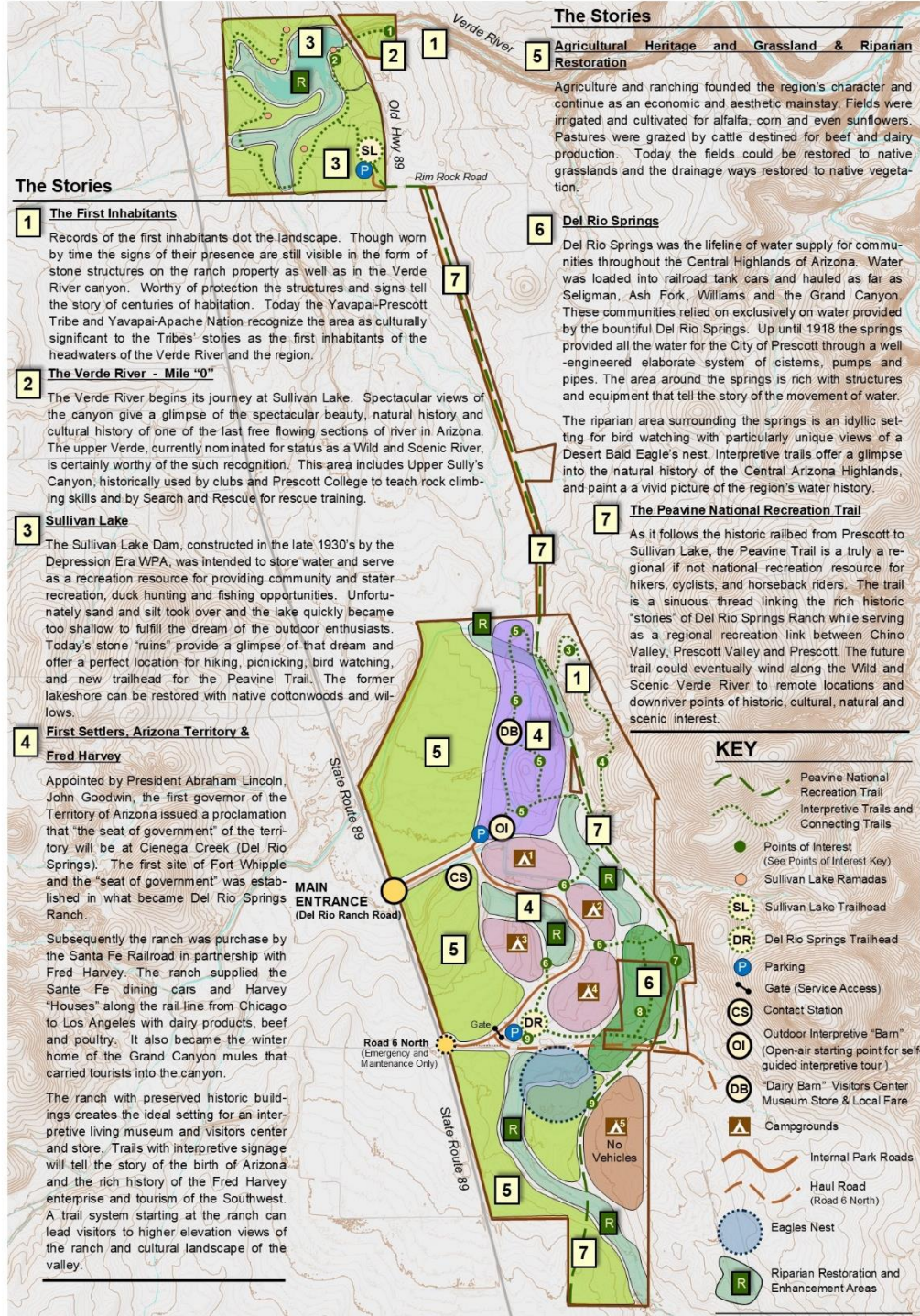
the park improvements and the property's natural, cultural and historical context and the stories embodied in the plan. After further comment on the plan from State Parks and Trails, the community and user groups, the plan was finalized into this Verde River Headwaters State Park Master Plan.

The following report focuses on the Verde River Headwaters State Park Master Plan that was prepared from historical information, an analysis of site factors, numerous site visits and extensive meetings to gather community input. The comments from the community, user groups and Arizona State Parks and Trails were incorporated into the plan. The Appendix includes the notes from the meetings as well as resource mapping, Site Analysis, "First Thoughts", and representative pictures of the unique character and features of the park.

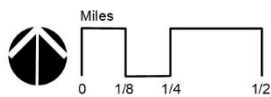


Verde River Headwaters State Park MASTER PLAN





Verde River Headwaters State Park MASTER PLAN - THE "STORIES"



Peter Bourgois
Landscape Architect

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Verde River Headwaters State Park Master Plan

With the benefit of the stakeholders' vision, a draft master plan was prepared and refined through a series of meetings with Arizona State Parks and Trails as well as additional input from other stakeholders and user groups. The plan is presented on two maps (shown on the previous two pages) to describe the proposed improvements and strategy for developing the Verde River Headwaters State Park. The first map (Page 1 of 2) focuses on the physical improvements and attributes of the park. The second map (Page 2 of 2), while it includes the same improvements as the first map, focuses on the "stories" to be used as the backdrop for the park improvements and the property's natural, cultural and historical context and the stories embodied in the plan. After further comment on the plan from State Parks and Trails, the community and user groups, the plan was finalized into the Verde River Headwaters State Park Master Plan as described herein and shown on the plans. The park improvements, design elements and "stories" are described below and refer to both plans shown on the previous pages.

Story 1 - The First Inhabitants

The story of the lands included within and surrounding the Verde River Headwaters State Park begin with the region's original indigenous occupants. The region's first inhabitants were ancestors of today's tribes. Any contemporary improvements should respect the importance that the first habitant's legacy holds in the land's past and present. Records and indications of the first inhabitants dot the park's landscape. Though worn by time, the signs of their presence are still visible in the form of petroglyphs and stone structures on the ranch property as well as in the Verde River canyon. Worthy of protection, the



structures and signs tell the story of centuries of habitation and the culture that lived with the land. Today the Yavapai-Prescott Indian Tribe and Yavapai-Apache Nation recognize the area as culturally significant to the Tribes' history as the first inhabitants of the headwaters of the Verde River and the region. The Verde River was and still is an important cultural and spiritual resource for the Yavapai and Apache. Its importance to the indigenous communities should be acknowledged throughout the park by interpretive signage that speaks to their presence. A thorough survey of the lands' cultural and historical resources should be conducted and can only add to the rich interpretive opportunity to tell the story of the first inhabitants. The interpretive information could be presented by a combination of culturally appropriate signage and symbols and should be prepared in close consultation with tribal cultural representatives from the Yavapai-Prescott Indian Tribe and Yavapai Apache Nation.

Story 2 – The Verde River - Mile “0”

Point of Interest #2 – Views of the Verde River Canyon

The Verde River begins its journey at Sullivan Lake, Mile “0” of the Verde River. Views of the canyon give a glimpse of the spectacular beauty, natural history and cultural history of one of the last free flowing sections of river in Arizona. The upper Verde, currently nominated for status as a Wild and Scenic River, is certainly worthy of that recognition. This area includes the 10-acre Famas property along Upper Sully's Canyon. Even though the Famas property is not a part of the initial purchase of the park, it has been included in the plan because it can serve an



important role in providing recreation and learning opportunities that will greatly enhance the park. The Famas property will be accessed from Old Route 89 and a trail leading from the planned Sullivan Lake Trailhead. Point of Interest #2 affords great views of the Sullivan Lake Dam and Mile “0” of the Verde River. The former railroad bridge on the property could be improved to provide a safe observation platform. A side trail leading from Sullivan Lake will access viewing areas along the canyon rim above the river canyon. The canyon provides a unique opportunity for rock climbing. With easy access from both the north and south sides, and the fact that the canyon is very visible, the canyon is the

perfect climbing and training environment for all levels of climbers and particularly suited to training, where rope rescues exercise can be conducted and easily observed. Prescott College, the Arizona Mountaineering Club, Yavapai Search and Rescue, and numerous area climbing groups have taken advantage of the year-round climbing opportunity that the north and south facing basalt walls offer. Use of the canyon for these activities should continue in ways that provide the unique climbing opportunities while respecting cultural resources and sensitive wildlife. Interpretive signage should include significance of the headwaters of the Verde River and information regarding regional geomorphology, water, and the importance of the river to the indigenous inhabitants of the region.



Story 3 – Sullivan Lake

Point of Interest #1 – Overlook of the Sullivan Lake Dam and Mile “0” of the Verde River



The Sullivan Lake Dam, initiated by the Yavapai County Chamber of Commerce Fishing Lake Committee, was constructed in the mid to late 1930’s by the Depression-era Works Progress Administration (WPA), and was intended as a water source for Prescott to serve as a recreation resource with a clubhouse, duck blinds, picnic tables, a lookout tower, a fish pond and other amenities, duck hunting and fishing opportunities to local sporting enthusiasts. Unfortunately, sand and silt took over and the lake quickly became too shallow to fulfill the dream of the enthusiasts.

Sullivan Lake will become the northern terminus of the Peavine National Recreation Trail with the Sullivan Lake Trailhead. Because of easy access from Old Route 89A and to provide safe distance from the dam and headwaters, a trailhead with parking and restrooms should be provided at the southeast corner of the property with direct access from Old Route



Photo Courtesy of Sharlot Hall

89 at the intersection with Rimrock Road. The trailhead should be



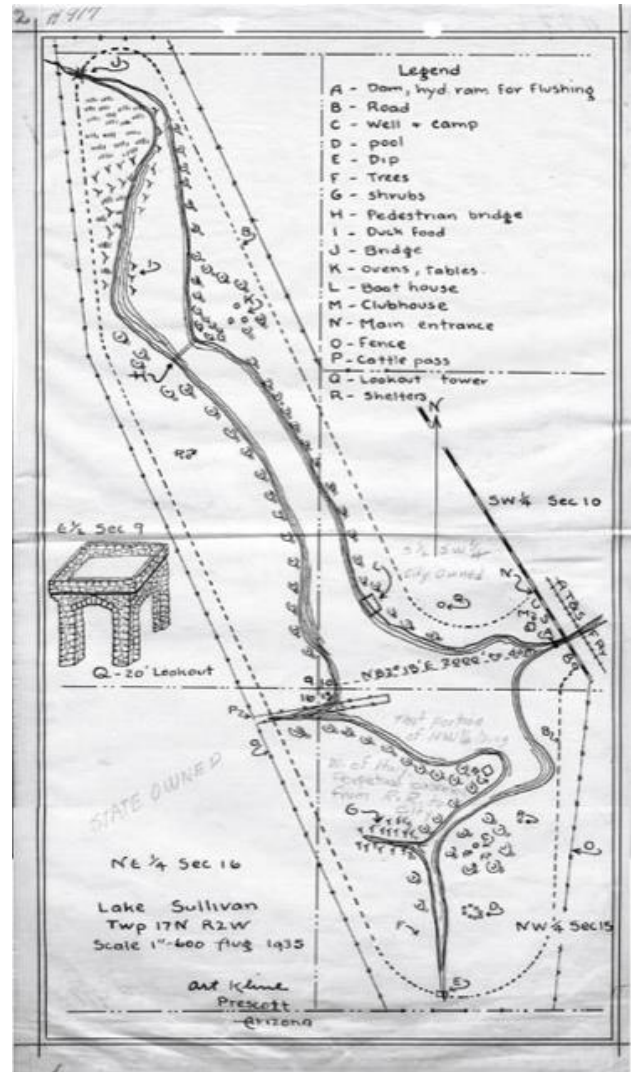
designed to accommodate trucks with horse trailers with adequate maneuvering room and parking. Not only will the trailhead serve hikers, mountain bikers and horse riders

on the Peavine, but it will also serve a trail network circling the lake with views of the former lake providing excellent passive recreation opportunities for hiking, picnicking, bird watching, and wildlife viewing.



Interpretive signage can include information about the lake's history, historic photos of the dam construction and environmental information about wildlife and riparian restoration.

“Ruins” of the former project that was never finished in the 1930’s can be given a new life as interpretive features and picnic pavilions/ramadas. Groundwater levels are fairly shallow (2’-4’) around the lake’s former edge and should provide reasonable restoration viability for cottonwoods, willows, and other woody and herbaceous riparian vegetation. A safe overlook at the dam and canyon should include history of the dam and discussion of the headwaters of the Verde River and its importance to Arizona and the Southwest.



1935 Plan for Sullivan Lake that shows proposed improvements.

Story 4 – Del Rio Springs Ranch - First Settlers, Arizona Territory & Fred Harvey

Point of Interest #3 – Highlands Trail - Overlook of the Del Rio Springs Ranch and the Valley

Point of Interest #4 – Ridge Trail – Views, Geology and Ecology

Point of Interest #5 – Ranch Trail (Cattle Barns, Dairy Barn, Milk House, Bunk House, Mule Barn, Cemetery)

Point of Interest #6 – Trails linking Campgrounds to the Ranch Day Use Area and the Peavine Trail

The Del Rio Springs Ranch is rich in early history of not only Chino Valley, but also the formation of the Territory of



Arizona and the subsequent Fred Harvey Company enterprise. The ranch is the site of the first Anglo settlers in the Chino Valley area. The Postles, Shivers, and Brown families established the ranch in the early to mid-1800's. In 1863, Congress and President Abraham Lincoln

established the Territory of Arizona. John Goodwin, the first governor of the Territory of Arizona issued a proclamation that “the seat of government” of the territory will be at Cienega Creek (Del Rio Springs Ranch). The first site of Fort Whipple and the “seat of government” was established in what became Del Rio Springs Ranch.

Upon the fort’s move to Prescott, the ranch became the site of the first Anglo settlers in the Chino Valley area. The Postles, Shivers, and Brown families established the ranch in the early to mid-1880's. Subsequently, the ranch was purchased by the Santa Fe Railroad in partnership with Fred Harvey and supplied the Santa Fe dining cars and the Harvey restaurants and hotels along the rail line from Santa Fe, NM to Los Angeles, CA with dairy products, ice, beef, eggs, poultry and other fresh produce. It also became the winter home of the Grand Canyon mules that carried tourists into the canyon.



Photo Courtesy of the George Converse Family



Visitors to the Verde River Headwaters State Park will enter the park from Highway 89 at Del Rio Springs Ranch Road. A Contact Station (indicated by CS on the plan) is the location where visitors will be introduced to the park, obtain parks maps and information, and pay any fees associated with day-use of the trails and overnight camping. From there day use visitors will proceed to the Del Rio Springs Ranch Historic Site Day Use Area or to the overnight campsites.

Del Rio Springs Ranch Historic Site Day Use Area – Parking for the day use area will be located at the open “hay



barn” outdoor interpretive pavilion. The “barn” will be the beginning of a walking tour of the ranch. Trails will lead visitors throughout the historic ranch. The preserved “dairy barn” creates the ideal setting for an interpretive living museum and visitors center and store. It could also serve as a venue for events such as weddings, family reunions and community meetings. Trails leading to



the dairy barn and other ranch structures with interpretive signage will tell the story of the Chino Valley’s first settlers, the birth of Arizona and the rich history of Fred Harvey and tourism of the Southwest. A trail system starting at the ranch can lead visitors to higher elevation views of the ranch and cultural landscape of the valley.

Overnight Camping – Overnight camping will be located south of the ranch day use area. Four campgrounds are shown that visitors can drive to. They can be integrated into the landscape in locations that limited their exposure to the noise generated by State Route 89. Trails will connect the campgrounds to the ranch day use area, Del Rio Springs area and the Peavine National Recreation Trail.



Story 5 – Agricultural Heritage, Future of Agriculture, Grassland and Riparian Restoration



Agriculture and ranching founded the region’s character and continues to be an economic and aesthetic mainstay. Fields were irrigated and cultivated for alfalfa, corn and even sunflowers. Pastures were grazed by cattle for beef and dairy production. The story of the land’s

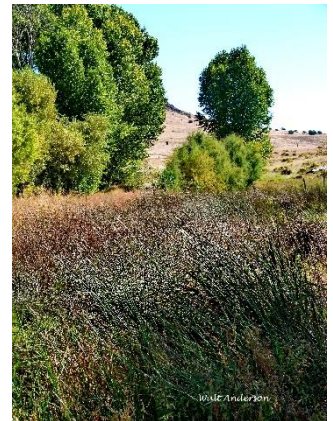


Photo Courtesy of Walt Anderson

agricultural heritage should be included on interpretive signage in the Del Rio Springs Ranch Day Use Area. In the future the fields could be restored to native grasslands.



While irrigation for agricultural purposes may not be an option, perhaps other options for contemporary food production techniques can be explored. Areas along the former stream channels should be restored to cottonwoods and willows with attention being paid to not creating issues with floodways. Lack of water may present challenges for the restoration. A suggestion was made that this could become a working laboratory for restorative practices. Any restoration efforts should engage input and

participation from state and local agencies.

Story 6 – Del Rio Springs, Verde River Headwaters State Park South and Road 6 North

Point of Interest #7 – Water Tank/Tower at Puro Water Works Spur

Point of Interest #8 – Interpretive Trails - Historic Structures related to the Railroad and Pumping at Del Rio Springs and Natural History surrounding the Springs

Point of Interest #9 – Desert Bald Eagle Observation Areas



Del Rio Springs was the lifeline of water supply for communities throughout the Central Highlands of Arizona. Operated by the Atchinson Topeka and Sante Fe Railroad and referred to as the Puro Water Works Spur, water was loaded into railroad tank cars and hauled as far as Seligman, Ash Fork, Williams, and the Grand Canyon. These communities relied exclusively on water provided by the bountiful Del Rio Springs. The El Tovar Hotel at the Grand Canyon was built because of water provided by Del Rio Springs. Up until 1918 the springs provided all the water for the City of Prescott through an elaborate system of cisterns, steam-powered pumps and pipes. The area around the springs is rich with structures and

equipment that tell the story of the vitality of the springs and movement of water. The springs are a primary contributor to the headwaters of the Verde River, flowing from the springs north to the Verde River canyon at Sullivan Lake. Much



of the property surrounding the springs and riparian area surrounding the springs is an idyllic habitat for birds including songbirds, water birds, and raptors. Nearby cottonwoods south of Road 6 North are home to nesting desert bald eagles.

Accessed from the park's roadway network, a trailhead and parking area can be provided west of the springs with trails that thread through the springs area and the historic structures related to the pumping and railroad. Trails offer excellent interpretive opportunities as well as bird and wildlife

viewing. Interpretive trails will offer a glimpse into the natural history of the Central Arizona Highlands and paint a vivid picture of the region's water history. The trailhead also provides access to the route for the Peavine National Recreation Trail that will wind through the southern end of the park connecting to the former railroad bed near the springs. Locations for viewing the bald eagles' nest will be provided with close attention being paid to keep the viewing areas far enough away from the nest to limit disturbance. It is recommended that the viewing areas be at least 600 feet away from the nest and perhaps be restricted to further distance during the nesting period from October to June.



A non-vehicular campground can be located south of the springs. Accessed by the Peavine Trail the campground will be low-impact for hikers, cyclists, and horseback riders only. With views of the ranch, springs, and distant mountains the camp provides the perfect location for those outdoor enthusiasts looking for a remote camping experience.

Provisions will need to be made for park maintenance vehicles only. The camp is limited to non-motorized campers exclusively.

The springs as well as Sullivan Lake, the ranch and other areas of the park can serve as the perfect “outdoor classroom” for classes such as:

- Environmental Education Methods
- Group Process in Outdoor Education
- Restoration Ecology
- Water in the West
- Fundamentals of Environmental Education
- Environmental Topics for Educators and Advocates
- Sense of Place: Creative Writing
- Sense of Place and Place-Based Education
- Community Based Orientation

Road 6 North will continue to operate as a haul road for the nearby aggregate mine. Public access to the springs area will be restricted along Road 6 North for safety considerations, with planned access from the park’s road network at Del Rio Ranch Road.

Story 7 – The Peavine National Recreation Trail

As it follows the historic railbed from Prescott to Sullivan Lake, the Peavine Trail is a truly a regional if not national recreation resource for hikers, cyclists, and horseback riders. The trail is a sinuous thread linking the rich historic “stories” of Del Rio Springs Ranch while serving as a regional recreation link between Chino Valley, Prescott Valley and Prescott. The future trail could eventually wind along the Wild and Scenic Verde River to remote locations and downriver points of historic, cultural, natural, and scenic interest.



The trail will enter the park at the very southwest corner winding north around the eagle nest protection area, along the non-vehicular camp and connect to the former railroad bed at the springs. The trail will then follow the rail bed north through the ranch and continue north to the trailhead at Sullivan Lake. A short section of the trail will need to follow Rim Rock Road from the end of the rail bed to the Sullivan Lake Trailhead.

APPENDIX

- Stakeholder Participation
- Summary of Meetings and Interviews
- Research
- Site Analysis
- “First Thoughts”
- Resource Maps
- Historic Photos
- Contemporary Photos

STAKEHOLDER PARTICIPATION

Many interviews, one-on-one meetings, group meetings and video conferences were held with individuals and groups that have specific knowledge or interest in the property and planning process. A Steering Group was formed early in the process and was directed by Michael Patrick of the Trust for Public Land. Mr. Patrick also arranged the group meetings with the Steering Group and other Stakeholders. It is likely that additional interviews and meetings will provide helpful insight and ideas as the planning process continues. Interviews and meetings were held with the following individuals and groups (meeting summaries are included as at the end of this report):

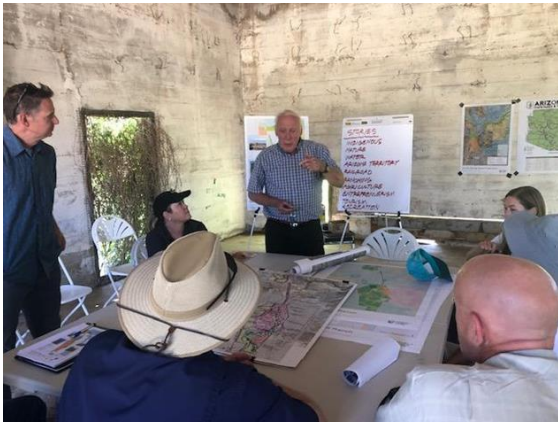
Del Rio Springs Ranch Steering Group

Michael Patrick, Trust for Public Land
Jody Norris, The Nature Conservancy
Gary Beverly, CWAG and Sierra Club
Bill Fanelli, Yavapai Trails Association
Mark Weise, AZ State Parks and Trails
Mark Holmes, Water Consultant for the Town of Chino Valley
Maggie Tidaback, Town of Chino Valley
Tracy Stephens, Friends of the Verde River

Interviews, Meetings and Video Conferences

Curt Wells, Local Rancher and Current Owner's Ranch Caretaker
Bill Fanelli, Yavapai Trails Association
Win Hjalmarson, Retired USGS Hydrologist (emails)
Kay Lauster, Chino Valley Historical Society
Mark Holmes, Water Consultant for the Town of Chino Valley
Kim Schonek, The Nature Conservancy
Edessa Car, Local Resident and Water Educator
Michael Byrd, Prescott Creeks
Gary Beverly, Citizens Water Advocacy Group and the Sierra Club
Tracy Stevens, Friends of the Verde
Prescott College (Rachel Peters, President Barbara Morris, Kristine Preziosi, Michelle Peterson)
Prescott College (Outdoor Education – Doug Hulmes, Terril Shorb, Walt Anderson, Cecil Goodman, Steve Munsell)
Town of Prescott Valley (Ryan Judy, Tracy Lund, Lea Duke, Neil Wadsworth, Julie Barr, Fernando Gonzalez)
International Mountain Bicycling Association (Marty Caivano, Patrick Kell, Mike Reypak)
Terril Shorb, Prescott College (Emeritus)
Joe Baynes, City of Prescott Parks and Recreation
Town of Chino Valley (Mayor Jack Miller, Vice-Mayor Eric Granillo, Council Member John McCafferty, Council Member April Perkins, Council Member Bob Schacherer, Town Manger Cindy Blackmore, Economic Director Maggie Tidaback)
Heather Reading, Land Advisors
Megan Hottman, Trust for Public Land Advisory Board

Greater Chino Valley Collaborative - Leadership Council and Outdoor Recreation Work Group
Bill Otwell, Architect
Allan Affeldt, historic preservationist
EnviroPlan Partners, LLC
Paulden Citizen's
Arizona State Parks and Trails (Bob Broschied, Mark Weise, Tom Kmetz, David Jordan, Hank Vincent)
Citizen's Water Advocacy Group
Arizona Public Service
Yavapai County Board of Supervisors



SUMMARY OF MEETINGS AND INTERVIEWS

Several interviews via in-person meetings, group meetings and video conferences were held with individuals and groups that have specific knowledge or interest in the property and planning process. A Steering Group was formed early in the process and is directed by Michael Patrick of the Trust for Public Land. Mr. Patrick also arranged the group meetings with the Steering Group and other Stakeholders. It is likely that additional interviews and meetings will provide helpful insight and ideas as the planning process continues.

November 27, 2022 Introductory Meeting at Chino Valley Town Offices followed by a Site Visit

- Participants: Michael Patrick, Mayor Jack Miller, Cindy Blackmore, Mark Holmes, Joe Baynes, Kay Lauster, Gary Beverly, Mark Weise, Kevin Brock, Bob Broscheid, Jody Norris, Peter Bourgois
- Importance to the Chino Valley community
- Broad list of stakeholders beyond local community
- Could be a valuable tourism/economic development
- Possible Peavine National Recreation Trail
- Critical Verde River importance
- Rich history – First seat of AZ Territory governance, Site of Fort Whipple, Sante Fe RR, Fred Harvey Company, Water for Prescott and other N. AZ communities
- Growing demand for outdoor experience
- Need economic benefit study
- Ultimate ownership? – State, County, Town?



November 11, 2022 Telephone Conversation

- Participants: Michael Patrick and Peter Bourgois
- Important to include local and regional participation
- “Cornerstone” state park
- Importance of the Greater Chino Valley Collaborative – Leadership Council
- Possible site of regional water treatment and constructed wetlands?
- Focused workshops on community and State Parks input
- Community gardens?
- Michael to assemble a “steering group”
- Peter to provide revised proposal

December 14, 2022 Zoom Call

- Participants: Michael Patrick, Peter Bourgois, Gary Beverly, Mark Holmes, Maggie Tidaback
- Include Famas property – 10 acres at the beginning of the Verde River canyon
- Michael working on: Appraisal, Title Commitment, Phase 1 Environmental, ALTA
- Possibly engage B3 Strategies to assist with navigating the State Legislature
- Speak with Prescott Creeks re: vegetation restoration
- Assess economic benefits
- Building assessment/re-use – Otwell?, Western Heritage Center, “Old Tucson”
- Dam assessment – State Dam Safety
- Models for ownership, management and development costs – State Park examples
- Need to “tell the story”
- There are 27 water organizations that will have interest in the project

January 26, 2023 Zoom Meeting

- Participants: Michael Patrick, Peter Bourgois, Mark Holmes, B3 Strategies (Russel Smolden, Emily Rice, Diego Legal), Gary Beverly, Jody Norris, Tracy Stephens, Maggie Tidaback, Thomas Kmetz, Bill Fanelli
- Russel Smolden describe the legislative process, schedule and importance of highlighting the opportunities for water protection, local economy and history – clear message to the legislature
- Protect rural heritage
- Outdoor tourism
- Sustainable resource management
- Protect water resources
- Phase 1 Env Assessment will be initiated

February 1, 2023 In Person

- Participants: Bill Fanelli (Yavapai Trails Association) and Peter Bourgois
- Valuable interpretative opportunity
- Various trails – Peavine and side trails for historic interpretive value
- Broad spectrum of users – Cyclists, Hikers, Horseback
- Trailheads at Ranch/Springs and Sullivan Lake
- Link from end of railbed to Sullivan Lake on Rimrock Rd
- “Camping” trails in vicinity of the springs
- Future opportunity for trail along the Verde to Perkinsville?
- Peavine Trail alignment through south end of the property needs to avoid eagles nesting and limit water crossings to cost to a minimum

February, March and April In Person

- Participants: Curt Wells (Rancher) and Peter Bourgois
- Mr. Wells and I met on 3 occasions on the ranch and he was very helpful in providing access to the ranch.
- His family has ranched the property and surrounding ranch land for several generations and obviously has close ties to the land and understands the challenges of ranching and the importance of water.
- He pointed out several of the features that were discussed with Kay Lauster (Chino Valley Historical Society).
- He would like to see the ranch restored and preserved for its historic value.
- He would like to continue to graze the property should the opportunity exist.

February 2, 2023 In-Person

- Participants: Kay Lauster (Chino Valley Historical Society) and Peter Bourgois
- Marked up a map/aerial photo with significant historic locations
- Pointed out locations of the Adobe House, Silos, Barns, Ice Plant, Processing Room
- Possible locations of Fort Whipple, Culture Sites, Grist Mill
- Converse family photos – Kay will check with the family for permission to use
- 1935 Sullivan Lake master plan
- Would be great to have open water, ponds, trails, bird watching
- Re-use existing structures for State park uses
- Perhaps get Any Christianson for cultural resources survey
- Kay followed up with historic pics and info

February 8, 2023 In Person

- Participants: Mark Holmes (Water Consultant for the Town) and Peter Bourgois
- Town can serve water for the park
- Possible location for water treatment and recharge galleries and constructed wetlands
- Would need a pipeline
- Infrastructure costs – piping, discharge, re-charge, engineering, permits
- Shallow groundwater at Sullivan = 2-4’
- Deeper groundwater at the ranch = 9-12’
- Dredge Sullivan Lake? Would probably silt in again
- SRP has interest
- Impact of any development on the Verde is important

- Might be grandfathered water rights (IGFR) – Mark will check
- Can't do "ground level" irrigation, but can do raised beds and above ground
- Downstream spring important – water quality in the Verde
- Economic use – Pollack study
- Tourism, camping, natural area, "hobby farm", ag ed, ag biz, agri-tourism
- 1950's photos
- Need education re: imperiled river
- Need to re-build base flow recharge
- Perhaps engineered wetlands – habitat, recreation
- Needs promotion; cross-marketing with other communities; identify our market
- Events venue
- Chino Parks and Rec could be important partner

February 9, 2023 Zoom Meeting

- Participants: Michael Patrick, Peter Bourgois, Charlie O'Leary (TPL), Prescott College: President Barbara Morris, Rachel Peters, Kristine Preziosi, Michele Peterson
- Excellent education opportunity for the college
- Rock climbing classes currently being held on Famas property
- Climbing sites are mapped on Famas
- President Morris will provide Letter of Support
- Special project, recreation planning
- Outdoor education – Challenge Club, Ecosa, HS and grammar school, environmental ed with Prescott Creeks
- Part of a "bigger picture" – Trail along the Verde
- Set up internal work group
- Restoration, preservation, access
- Fred Harvey history

February 22, 2023 Zoom Meeting

- Participants: Michael Patrick, Peter Bourgois, Town of Prescott Valley (Ryan Judy, Lea Duke, Tracy Lund, Neil Wadsworth, Julie Barr, Fernando Gonzalez)
- Discussion of the project and how it compliments PV's work on the Peavine and possible development of Glassford Hill
- PV will provide letter of support

February 28, 2023 Zoom Meeting

- Participants: Michael Patrick, Peter Bourgois, International Mountain Bicycling Association (Marty Caivano, Patrick Kell, Mike Reypak)
- Marty outlined "Trail Accelerator Grant" – early summer cycle
- Trail Planning – Soils, Views, Topo, Shared-Use (Hikers, Bikers, Runners, Bird Watchers, etc.), Bi-Directional, Access and Connectivity to other trails and features, Points of Interest, Wetlands, Culture Sites, Degree of Difficulty, Community Health and Wellness, Destination
- Start with "Visioning"
- Provided resources for trail planning/building

- Trail Accelerator Grant – June application, 50/50 matching, \$30K for concept planning, Experience Zones, attributes – trails close to people

March 2, 2023 Telephone Conversation

- Participants: Michael Patrick, Wendy Timmel (President, Backcountry Horsemen of Central Arizona)
- Michael gave an overview of the overall project and its goals
- BCH would be very supportive. There are not many trails in Chino area for horsemen. May residents in Town of Chino Valley come out to Williamson Valley area to ride
- BCH would like day use and overnight camping that they could use as a group
- Also be sure trailhead design incorporates parking to accommodate trucks with horse trailers

March 3, 2023 In Person

- Participants: Kim Schonek (The Nature Conservancy) and Peter Bourgois
- Great opportunities for wildlife, riparian and grassland restoration
- Prepare a “user list”
- Should motorized be allowed? Plenty of locations on PNF for motorized recreation; check with PNF
- Santa Cruz Creek/River good example
- Does most recharge for the Verde comes from the north?
- Need to check integrity of Sullivan dam; flows on 2-20-93 were 23,400 CFS
- Would be great to get fishing back to Sullivan
- Contact Virginia at AZGFD for wildlife values
- Arrow Materials lease on Road 6 North is for 20 years...non-renewable
- Petroglyphs and solstice marker in canyon

March 16, 2023 Zoom Meeting

- Participants: Michael Patrick, Susan Montgomery (attorney who does a lot of work with Yavapai Apache Nation, YAN)
- Michael gave an overview of the overall Del Rio project and its goals, explained that we would like to ask for YAN support and input on master plan
- Susan said that this could be a good chance to put best foot forward with Tribes on a new state park. Described problems that had come up for Tribes with State Parks in past (under previous ASP leadership), such as ground clearing important locations without first doing appropriate cultural surveys
- Consider the great importance to Tribes of River and springs, e.g. with regards to uses of reclaimed water
- She would ask if TPL could present the project to YAN leadership

March 16, 2023 Telephone Conversation

- Participants: Michael Byrd (Prescott Creeks) and Peter Bourgois
- Marked up a map and aerial photo to show important restoration/enhancement areas
- Opportunity for ecological restoration
- Been looking at it for 30 years
- Opportunity to tell a story of human history
- Camping in central portion of ranch at site of former lakes
- Great opportunity at Sullivan for restoration/enhancement
- Restoration where water can be store in the trees / “bank storage”
- Maintain the base flow is important to providing water for restoration/enhancement
- Need a functional stream system – hydrology, storm flow, groundwater, been slowing drying up

- Groundwater deeper than 15' will not provide water for cottonwoods and willows
- Investigate the actual depth to groundwater
- Exclusion of cattle from restoration/enhancement areas is critical
- Restoration vs. Enhancement – available water vs. supplemental water needed for enhancement
- Sullivan Lake area could be restored
- Protect around eagles nesting = about same distance from Road 6 North....600'

March 16, 2023 In Person

- Participants: Gary Beverly (Sierra Club and Citizen's Water Advocacy Group) and Peter Bourgois
- Keep the cattle out – Barbed wire won't do it unless constantly maintained
- No ATV's
- Distance to eagle nesting – protection = about same distance to Road 6 North
- Speak with Virginia Goldsbury, AZGFD
- Springs was habitat for Great Blue Heron "heronry"
- Need Row along Rimrock Road for trail
- Petroglyphs in canyon
- Old RR Bridge – Great opportunity for observation deck for history, canyon, geology
- Check with Ed Wolfe – USGS (Retired)
- AZGFD Draft Mngmt Plan for the Verde lands
- Trails should be along top of canyon – In canyon will get washed out and trail repair will be costly

March 18, 2023 Zoom

- Participants: Michael Patrick, David Sampson (Board, AZ Mountaineering Club), Kevin Keith (represents a number of Prescott area rock climbing clubs), Brian Tickle and Zach Lesch-Huie (Access Fund)
- Michael gave an overview of the overall Del Rio project and its goals, and discuss potential to include the adjacent 10-acre Famas property
- Kevin and David described how the Famas property is a very important site for rock climbing instruction. In addition to a number of features related to the rock face and basalt cracks, also unique in having both south and north facing walls which means it is a good all-season climbing location
- It is also used for search and rescue training. Unique location because it allows easy access to both sides of canyon so trainees can better understanding best practices for setting up the rescue.
- Would be a lot of support for ensuring continued access for rock climbing, including instruction
- Nesting barn owls in the railroad trestle, along there are some petroglyph panels along the canyon wall on the Famas parcel; should make sure climbing routes avoid the petroglyph sites
- Would be a lot of support for ensuring continued access for rock climbing, including instruction
- Access Fund has a number of successful examples for rock climbing on state parks from around the nation, which also includes ways to share user fees with parks

April 3, 2023 In Person

- Participants: Michael Patrick, Peter Bourgois, Joe Baynes (City of Prescott Recreation Director)
- Discussion of Site Analysis and "First Thoughts" and ideas for the property and potential park.
- Peavine National Recreation Trail – Opportunity for connection to the park from north end of existing Peavine as well as future trail along the Verde River
- Joe pointed out the portion of the Peavine that is currently under construction or will be soon?

- Trail can serve hikers, bikers, runners, horseback riders – possible overnight camping at select sites at Del Rio Springs/Ranch
- Provide side trails for interpretive opportunities, bird watching, etc.
- Avoid eagles nest
- Need coordinated management plan – State, Town of Chino Valley, Yavapai County, Non-Profit Stakeholders

April 4, 2023 In Person

- Participants: Michael Patrick, Peter Bourgois, Mayor Jack Miller, Vice-Mayor Eric Granillo, Council Member John McCafferty, Council Member Annie Perkins, Council Member Bob Schacherer, Town Manger Cindy Blackmore, Economic Director Maggie Tidaback, Mark Holmes, Heather Reading (Arizona Land Advisors), Megan Hottman (TPL), Trust for Public Land Kay Lauster, Terril Shorb, Stan Bindell (Chino Valley Review)
- Meeting at Chino Valley Town offices and presentation of preliminary planning work/ideas. Followed by site visit to the springs, ranch and Sullivan Lake

April 18, 2023 Email

- Email from Terril Shorb
- Ideas Del Rio Springs Restorative State Park
- Ancient and modern civilizations grew up out of the life-giving waters of Del Rio Springs in Arizona’s Chino Valley. Pure, artesian water flowed into fragile arid lands communities and sustained them. Arizona Territory was born there. The fledgling visitor complex at Grand Canyon’s South Rim was hydrated and nourished by what was grown at Del Rio Springs.
- Now, 160 years after first European contact and generations of continuous use, the original springs and riparian corridor of Cienega Creek are to be conserved through a courageous effort by the Trust for Public Land. Along with purchase will come an extraordinary experiment in restoring lands and native species that have long been disturbed or banished from the site. In addition to low-impact camping areas and trails, portions of the Del Rio site will undergo a gradual, multi-phase process of returning them to their original, natural state. This will involve careful sculpting of the valley landforms to pre-settlement profiles, reclamation of soils to remove weed seed-banks and invasive species of plants, and re-planting of native grasses, wildflowers, shrubs and trees.
- Opportunities will be created for visitors to Del Rio Springs State Restoration Park to participate in ongoing remediation and planting activities. This active cooperation among visitors, residents of the region’s three communities, and restoration experts will evoke a deeply human spirit of reciprocity: the land community will benefit and so will those people who lend a hand to the restoration process.
- Restoration of damaged lands and restoration of the human spirit at Del Rio Springs signals a continuing and vital fulfillment of Arizona State Parks mission, as expressed in the Volunteer Program: ‘We know you enjoy Arizona’s incredible natural resources and historic treasures, now you have an opportunity to help sustain them for future generations.’
- Just as Del Rio Springs supported the birth of Arizona Territory, it now grows into a new role as the living vessel of conserving and sustaining life for the community of all beings in Arizona and beyond.

April 21, 2023 In Person

- Participants: Peter Bourgois, Kay Lauster and Terril Shorb
- Site walk at the ranch
- Searched for indications of Adobe house, Silos and Water Tank north of the Bunk House
- Kay provided an excellent inventory of structures that was prepared by Harley Shaw

- We also located a culture site southeast of the white house along Del Rio Ranch Road (description was in the Harley Shaw notes)

May 18, 2023 In Person

- Participants: Craig Brown (County Supervisor), Marlyn Van Keuren (Executive Asst.), Dennis Gallagher (Western Heritage Foundation), Drew Desmond (Western Heritage Foundation), David Blanchard (EnviroPlan)
- Site tour
- Introduced Supervisor Brown and Marlyn to the project and site. Craig had been there for celebration at the ranch years before and was familiar with much of the history
- Dennis and Drew were also very familiar with the history. Drew has written articles for Sharlot Hall. Both were very excited about the possibility of the state park
- David Blanchard from EnviroPlan was interested in seeing existing vegetation and water for restoration purposes



June 20, 2023 In Person

- Participants: Arizona State Parks (ASP) and Trails (Bob Broschied, Mark Weiss, Tom Kmetz, Tom Allen), Gary Beverly, Bill Fanelli, Cyndi Thomas, Heather Reading, Michael Patrick and Peter Bourgois
- Site tour, then workshop in the pumphouse building at Del Rio Springs
- Michael introduced the project
- Gary presented the Verde Wild and Scenic River status
- Bill presented the Peavine National Recreation Trail plan
- Peter presented Site Analysis, “First Thoughts”, and Resource Mapping
- Discussion, suggestions and questions regarding potential locations for trailheads and visitor facilities and other park amenities



June 29, 2023 In Person

- Participants: Peter Bourgois, Kay Lauster, Scott Kwiatkowski (Tribal Archeologist, Yavapai-Prescott Indian Tribe (YPIT)), Ben Shelby (Conservation Officer, YPIT), Alfred Vargas (YPIT Intern), Manny Wilson (YPIT Summer Youth), Shiloh Morgan (YPIT Summer Youth)
- Tour of the property with Tribal Archeologist from the Yavapai-Prescott Indian Tribe and young Tribal members



July 11, 2023 In Person

- Participants: Allan Affeldt (La Posada and Castenada Hotels), Bill Otwell (Architect), Peter Bourgois
- Site Tour
- Discussion of possible sources for stabilization and restoration funding
- Discussion of re-use of buildings for the park visitors as well as economic opportunities to support the park

July 11, 2023 Telephone Conversation

- Participants: Allan Affeldt, Bill Otwell, Michael Patrick, Peter Bourgois
- Follow-up to site visit
- Possible grants SHPO Preservation and NACOG
- Consider private commercial use of buildings
- Grand Canyon “Model” – Visitors Centers operated by Trust
- Set up advisory team

August 3, 2023 In Person

- Participants: Maury Thompson (Yavapai County Manager), Peter Bourgois
- Site Tour to familiarize Maury with the site and project

September 21, 2023 Zoom

- Participants: AZ State Parks (ASP) - Mark Weise, Tom Kmetz, David Jordan and Hank Vincent; Michael Patrick, Peter Bourgois
- Review of Draft Master Plan
- ASP's first focus will likely be Sullivan Lake area – Parking, Trails, Ramadas
- Move trailhead to the SE corner for easy access and away from canyon to reduce liability; fence at cliffside overlook
- Overlay flood map on the plan and adjust improvement out of the 100 year flood
- Ranch, camp and springs – One public access only from SR89; other access (Road 6 North) can be maintenance and emergency; add gate at the access from Road 6 North to park amenities
- Add "Contact Station" at the existing house
- Old buildings – SHPO
- Re-purpose Dairy Barn into Visitors Center, but ASP not crazy about having to renovate it
- What is the condition and use for the existing houses?
- What is future use of City property to the north of the ranch

September 23, 2023 Zoom

- Participants: Citizen's Water Advocacy Group (CWAG), Gary Beverly, moderator; several CWAG members participated in the meeting, Micheal Patrick, Peter Bourgois (listened)
- Michael presented the project
- Questions/Comments
- Will there be a wastewater treatment facility?
- Will grazing be allowed?
- Make it low water use
- Distance from homes on Rimrock?
- Firebreak?
- Can pronghorn be relocated to the park form other areas?

October 19, 2023 Zoom

- Participants: AZ State Parks (ASP) - Mark Weise, Tom Kmetz, Hank Vincent; Michael Patrick, Peter Bourgois
- Made adjustments to the plan as per 9/21/23 comments
 - One visitor entrance at Del Rio Ranch Road
 - Gated maintenance/emergency access of Road 6 North
 - Added Contact Station at former Bond residence
 - Described/labeled Points of Interest

October 23, 2023 In Person

- Participants: Supervisor Brown sponsored the meeting; Marlyn Van Keuran, Maury Thompson, John Kava (Prescott National Forest and Greater Chino Valley Collaborative), Maggie Tidaback, Darla Deville (APS), Katy --- (APS), Frank --- (APS), Julie Rowe (Prescott National Forest), Eric Granillo, Michael Patrick, Peter Bourgois

- John Kava talked about Greater Chino Valley Collaborative
- Maggie Tidaback talked about economic benefits of the park
- Michael presented the project and Peter presented the draft Master Plan
- Numerous questions/comments

November 1, 2023 In Person

- Participants: Presentation to the Yavapai County Board of Supervisors

November 16, 2023 In Person

- Participants: Presentation to Paulden community (approx.. 60-70 attendance), Peter Bourgois
- Peter presented the project and plans
- Most comments were questions about impact on the community and Old Route 89
- How much traffic will be generated?
- Will there be a wall between the park and residents on Rimrock?
- Will the Old 89 bridge be restored as part of the project?
- How wide is the former railroad ROW?
- Horseback riding should be allowed on the trail?
- The Sullivan Lake dam should be studied and reinforced if necessary to prevent downstream impact on the Verde

December 6, 2023 Zoom

- Participants: Greater Chino Valley Collaborative Outdoor Recreation Work Group, facilitated by, Lisa Clark, Southwest Decision Resources; Bill Fanelli, Mark ---, Tracy Stevens, Gary Beverly, Susan Johnson, Nina ---, Micheal Patrick, Peter Bourgois
- Michael presented a project update
- Bill Fanelli gave an update of the Peavine Trail plans
- Peter presented the draft Master Plan
- Plan should acknowledge the first settlers in the valley and the place that it hold as the first settlement in Chino – Hannah Postel
- Historic sileage pit on the ranch along Road 6 North
- Perhaps provide a “timeline” of water history/use
- Will there be a fee for trail users?
- Maybe provide cabins at some point
- Protec the eagles’ nest – Avoid during nesting – October to June

December 11, 2023 In Person

- Participants: Prescott College Staff and Emeritus, Rachel Peters, Cecil Goodman, Terril Shorb, Bennett? (filmmaker, creeks, Prescott, Verde documentary), Walt Anderson, Doug Hulmes, Steve Munsell, Mike Riley; Peter Bourgois, Michael Patrick (Zoom)
- Michael gave overview/update
- Cecil mentioned other potential partners and followed up with list of possible educational opportunities; potential partners – Wilderness Society, AZ Rivers & Streams, Ctr for Biological Diversity, AZ Riparian Council, Larry Stevens and Kelly Birch
- Incorporate an outdoor amphitheater
- Be sure to accommodate room for school buses
- Try to maintain some surface water to “simulate the springs” to attract birds and other wildlife

- Inventory the cultural and biological resources
- “Lock-in” Prescott College’s involvement for the future
- Walt, Terril and Peter made a site visit following the meeting
- Walt provided slides of how the springs area should look when restored and emphasized the need for some surface water; emphasized no grazing
- Cecil provided the following list of educational opportunities:
 - Environmental Education Methods
 - Group Process in Outdoor Education
 - Restoration Ecology
 - Water in the West
 - Fundamentals of Environmental Education
 - Environmental Topics for Educators and Advocates
 - Sense of Place: Creative Writing
 - Sense of Place and Place-Based Education
 - Community Based Orientation

RESEARCH

Various sources provided a cross section of historic photos that provide an excellent snapshot of the Del Rio Springs Ranch’s history including not only the ranch, but also the construction of Sullivan Lake Dam. Photos of the ranch when the valley was first being settled, when it was being considered for the location of the first Territorial Capital of Arizona and when it was owned and operated by the Santa Fe Railroad and the Fred Harvey Company were particularly helpful in reconstructing the ranch’s historic landscape and activities. Very few historic photos of Del Rio Springs were found, but several site visits to the springs reveal a good picture of the water operations at the springs and the railroad referred to as the Puro Water Works spur. Sources of the photos include: Chino Valley Historical Society, Sharlot Hall, University of Arizona Harvey Collection, and Northern Arizona University Fred Harvey Company Archives. Several historic photos were also provided courtesy of the George Converse Family. A good source of the history of the families that settled the valley from 1864-1976 is the compilation by Ellen Ginn, Cowchips and Calluses, A Documentary History of Chino Valley. An exhaustive search of historic photos was not conducted, however as the planning process continues more photos and accompanying information are certain to become available.

BASE MAP / SITE ANALYSIS

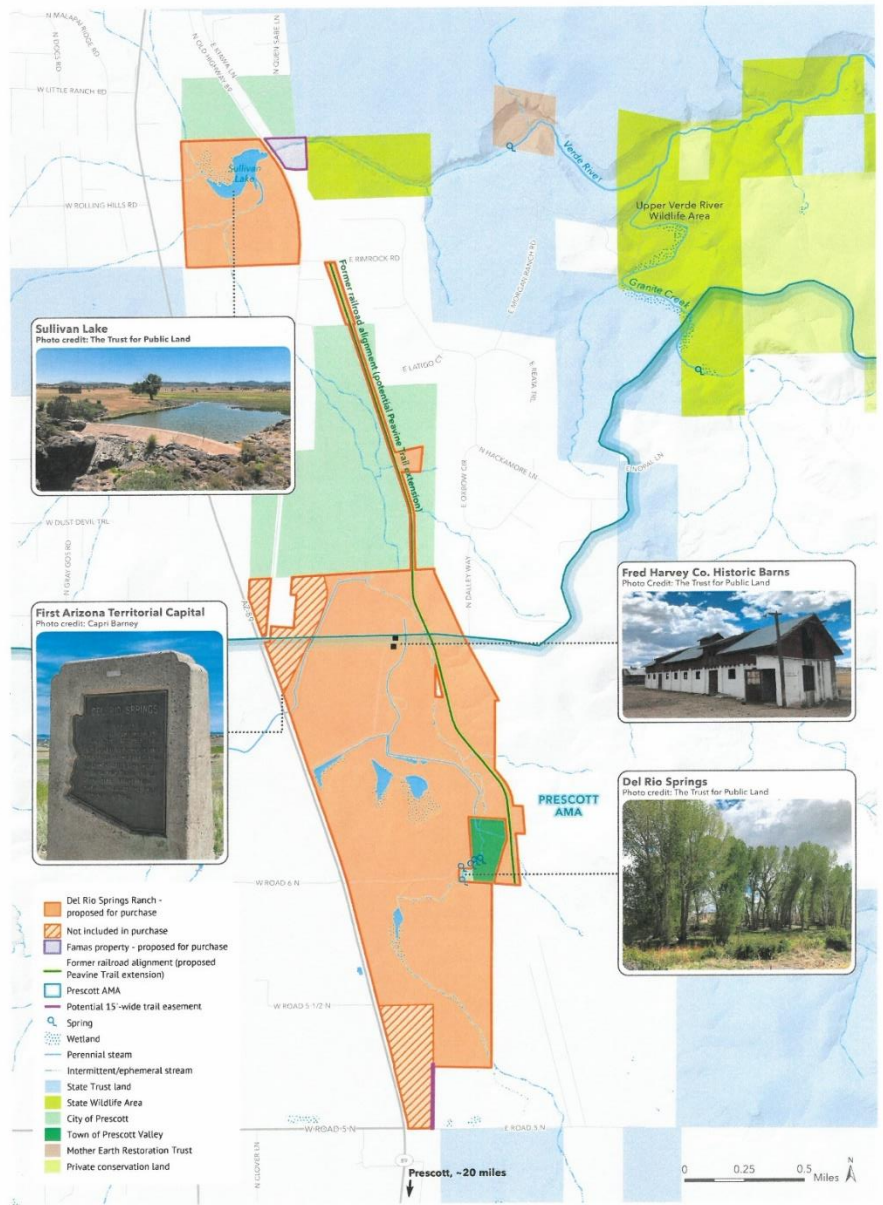
Google aerial photos were used to prepare a base map that was used throughout the planning process. The date of the aerial photography is April 23, 2021 and given the fact that there have been limited changes made to the ranch landscape since that time, it is an accurate representation of the ranch and the surroundings. Using the base aerial and base information compiled by the Trust for Public Land cartographer, several resource maps were prepared using various sources including the following:

- Property Ownership (Source: Yavapai County GIS)
- Flood Risk (Source: Yavapai County GIS)
- Soils (Source: USDA Natural Resources Conservation Service)
- Topography (Source: Yavapai County GIS)

- Slope Mapping (Source: Generated by TPL Cartographer)

Copies of the maps are included as an the appendix of this report.

Several site visits were made to the property to make on-the-ground observations of items that will influence the site's potential development as a State Park and help guide how the land can best be used as a park while protecting its natural, historic and cultural assets. Site determinants including access points, road network, noise, views, vegetation, wind direction, birds/wildlife, drainage ways, rock formations, and spatial character among other features were observed and recorded.

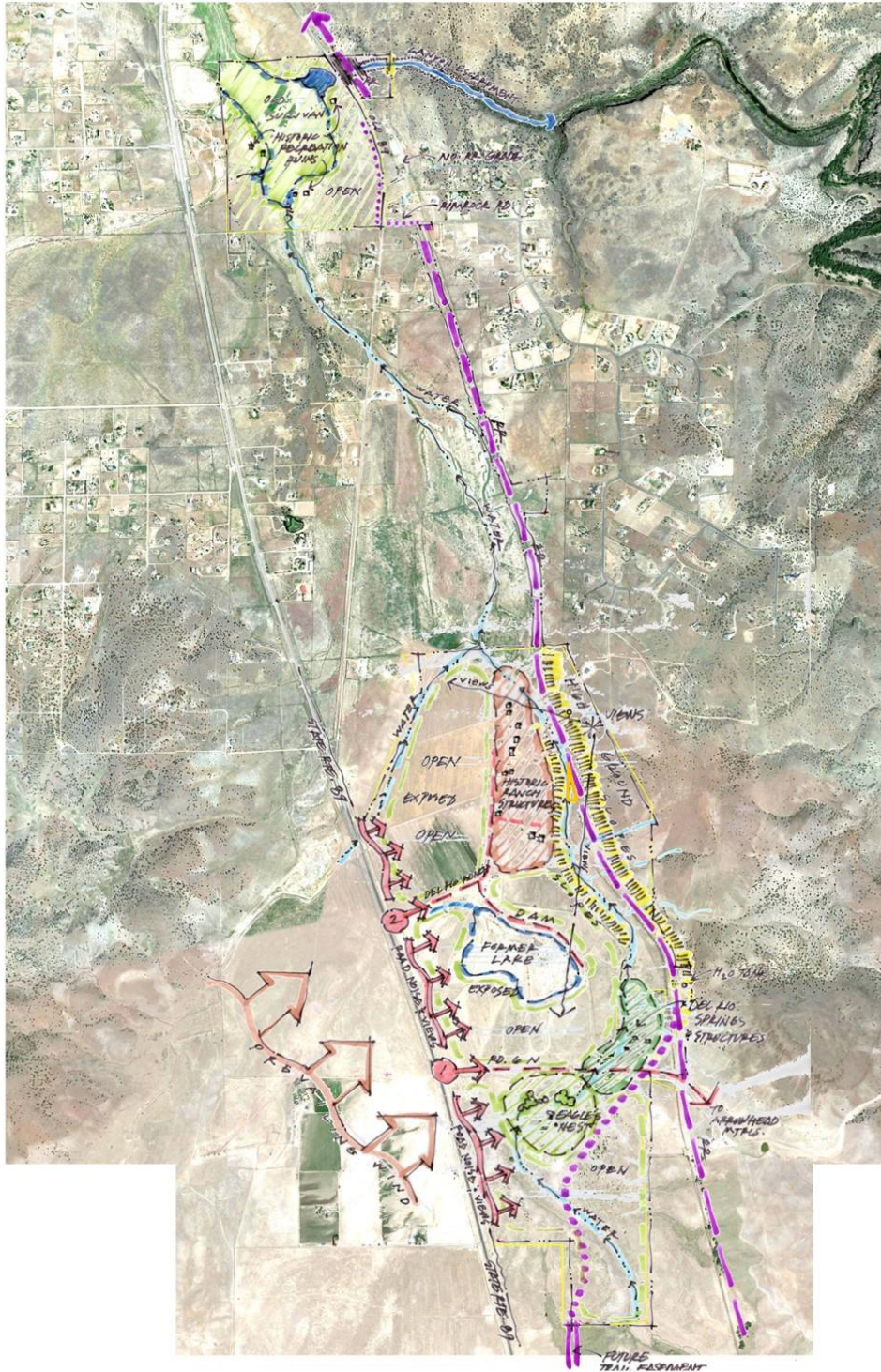


Del Rio Springs Ranch

TOWN OF CHINO VALLEY, ARIZONA

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Verde River Headwaters State Park

“Site Analysis”



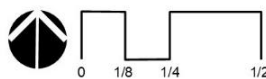
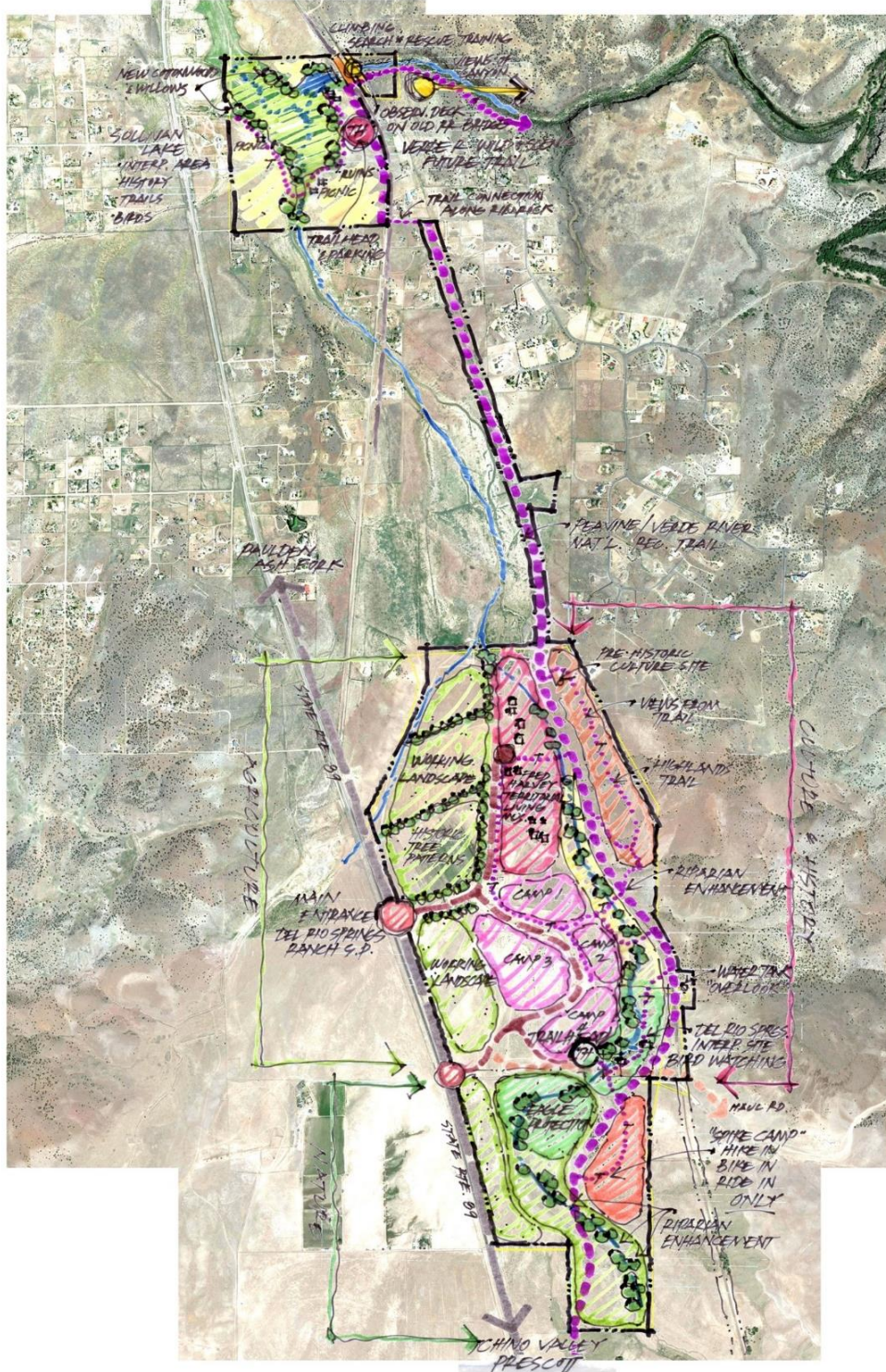
Peter Bourgois
Landscape Architect



“FIRST THOUGHTS”

A Concept Master Plan referred to as “First Thoughts” was prepared and presented to various groups and individuals and generate discussion as to ways the property could be developed as a State Park. It was not by any means a final plan and was simply a beginning to serve as a stimulus and catalyst for generating comments and ideas. Highlights of the plan included:

- Main access to the future State Park is from State Route 89 via Del Rio Ranch Road and more or less follows the existing and historic road network to reach the historic ranch structures. Secondary access is from Road 6 North.
- The Peavine National Recreation Trail serves as a primary access and transportation spine for hikers, cyclists, and horseback riders providing a trail experience from the current northern terminus of the Peavine Trail and extending all the way north to Lake Sullivan and the headwaters of the Verde River. Future plans could provide a trail that continues down the Verde River.
- The southern portion of the ranch and springs is focused on protection of the natural resources including protection of the historic springs and wildlife resources including the existing eagle’s nest. The plan envisions low impact use with minimal vehicle access and a trailhead for Peavine Trail users as well as interpretive trails and birdwatching. A feature of this area located on the east side of the property is a campground for walk-in/ride-in traffic only. Restoration of riparian vegetation along the primary watercourses should be a primary goal throughout the area as well as throughout the entire park.
- The center portion of the property shows potential camps for overnight vehicle users and perhaps cabins or yurts. Four camps are indicated located in areas that are buffered from the views and road noise of State Route 89. The camp areas would be linked to the Peavine by a network of trails.
- The northern portion focuses on the historic and cultural resources of the ranch including the historic ranch structures, the historic landscape and cultural resources. Re-creation and restoration of the historic structures as well as creative re-use as a visitors center and living museum could be opportunities for these buildings. Restoration of the historic landscape with tree lined roads and fields will reinforce the historic feel. Identification and protection of cultural resources including the pit houses located on the hillside east of the ranch as well as other possible sites. The sites also offer great opportunity for the interpretation of the indigenous cultural use of the land. An interpretive trail network will provide visitors with a picture of the past.
- Sullivan Lake and Headwaters of the Verde – Sullivan Lake offers great opportunities for the restoration of riparian habitat, a trailhead(s), trail network, birdwatching, interpretive signage, views of the historic dam and day-use activities. One suggestion was for an observation deck on the former railroad bridge that offers views of the lake, dam, Old Highway 89 bridge, and the Verde River gorge. East of Old Highway 89 on the 10-acre Famas property offers opportunities for rock climbing, search and rescue training and access for passive use viewing of the upper Verde Rive gorge. Future use could include the extension of the trail that leads east along the Verde River connected to points downstream.

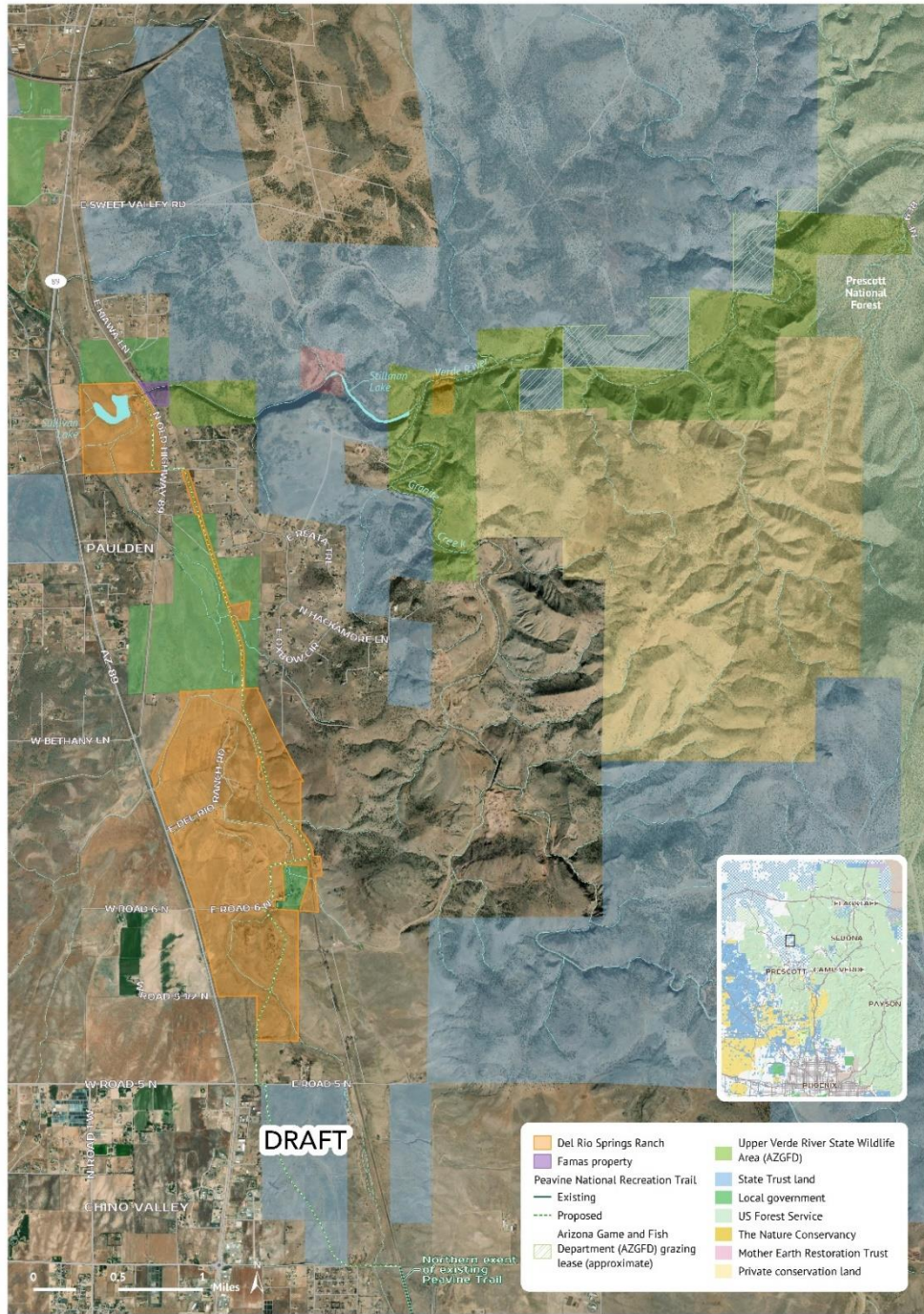


Verde River Headwaters State Park

"FIRST THOUGHTS"



RESOURCE MAPS

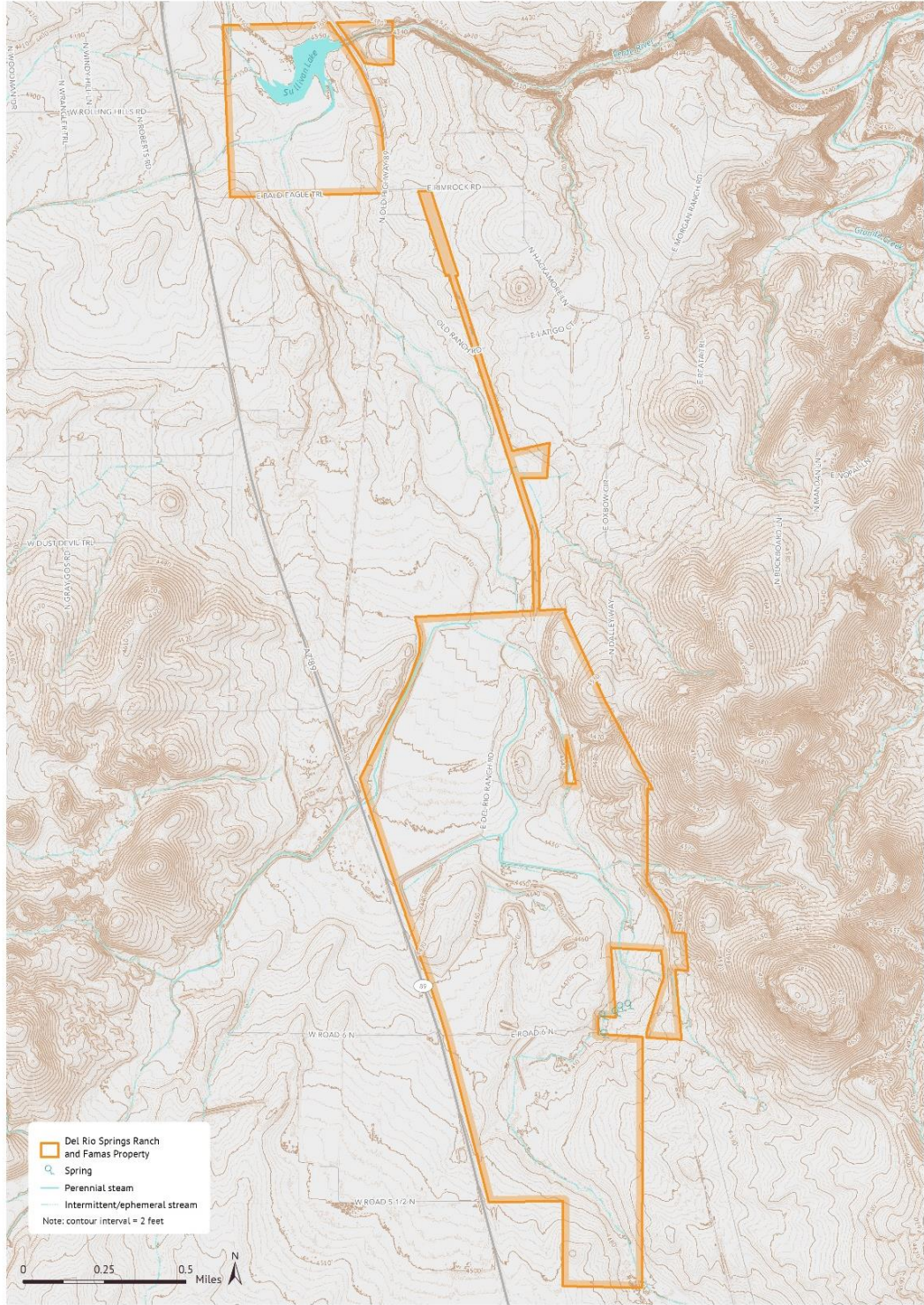


Del Rio Springs Ranch Project Area

YAVAPAI COUNTY, ARIZONA

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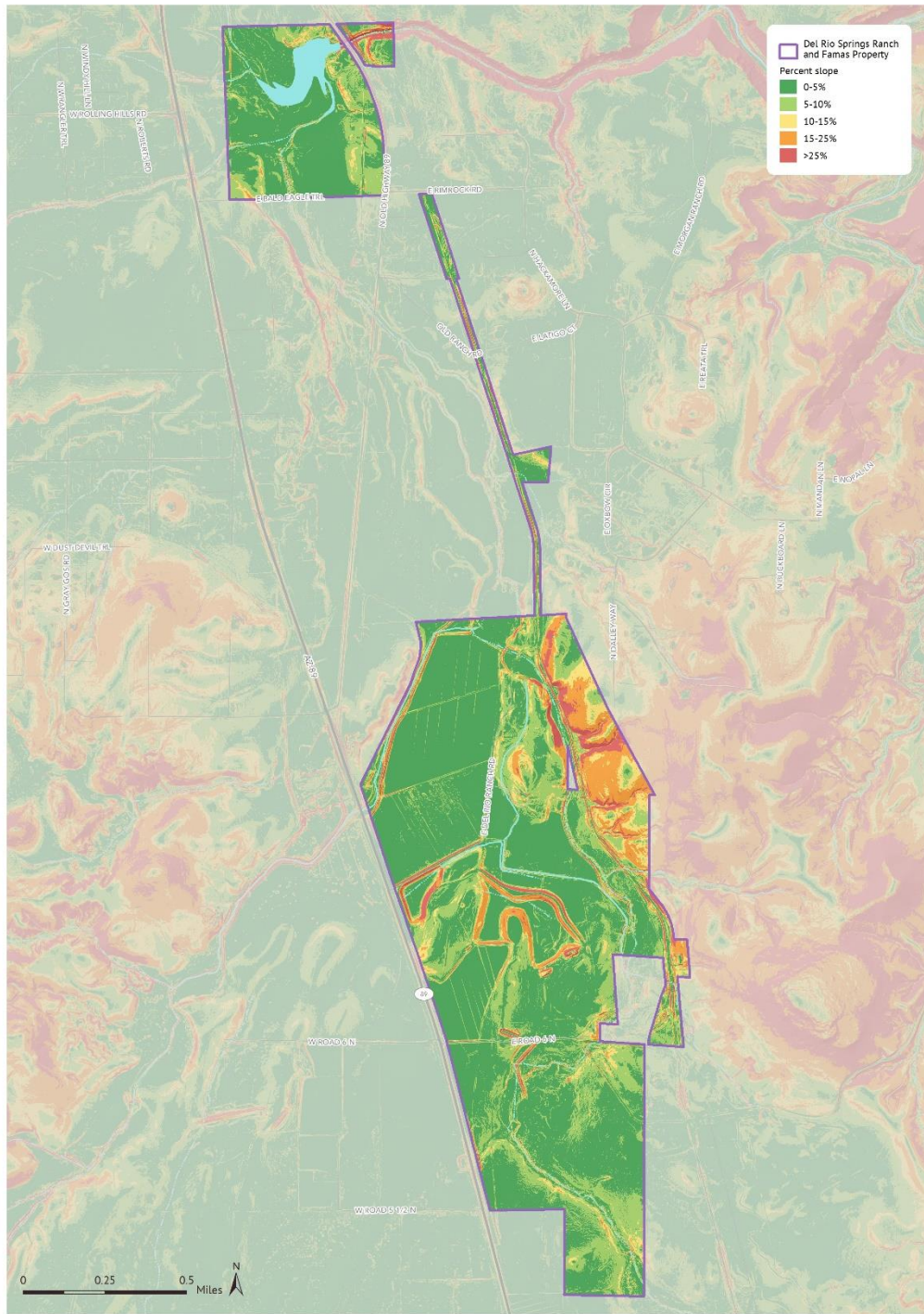


Del Rio Springs Ranch

TOPOGRAPHIC MAP

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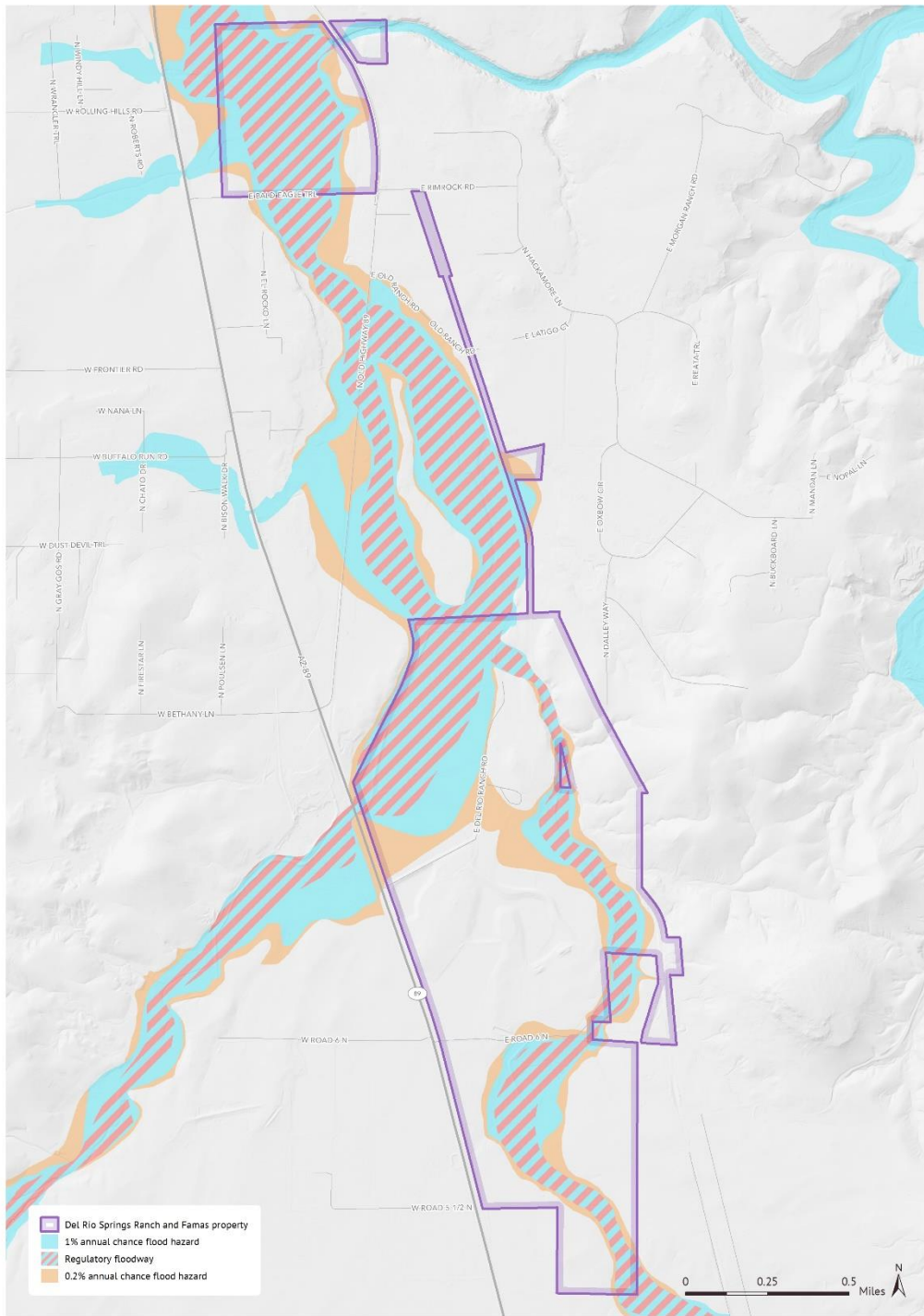


Del Rio Springs Ranch

PERCENT SLOPE

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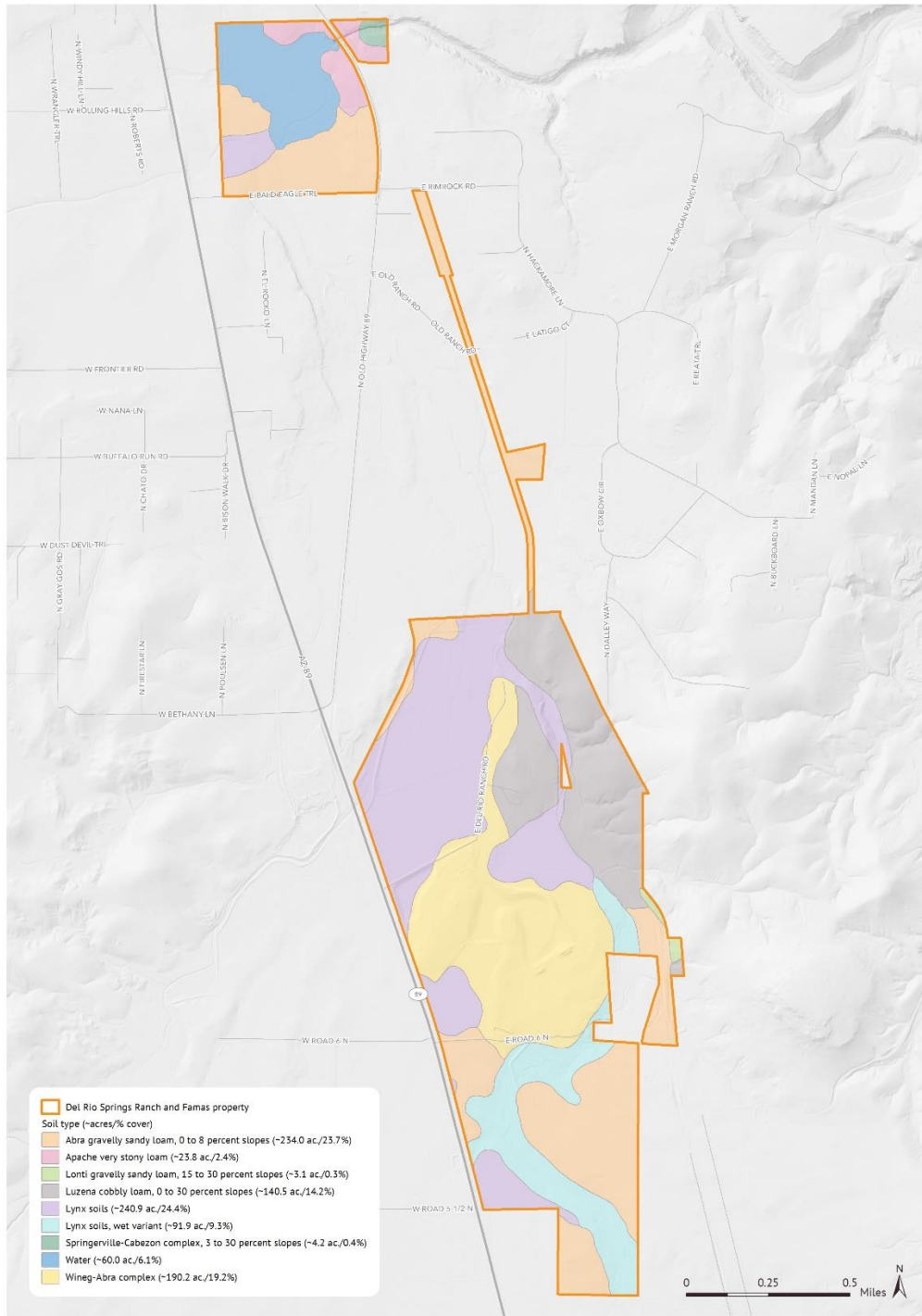


Del Rio Springs Ranch

FLOOD RISK

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Del Rio Springs Ranch

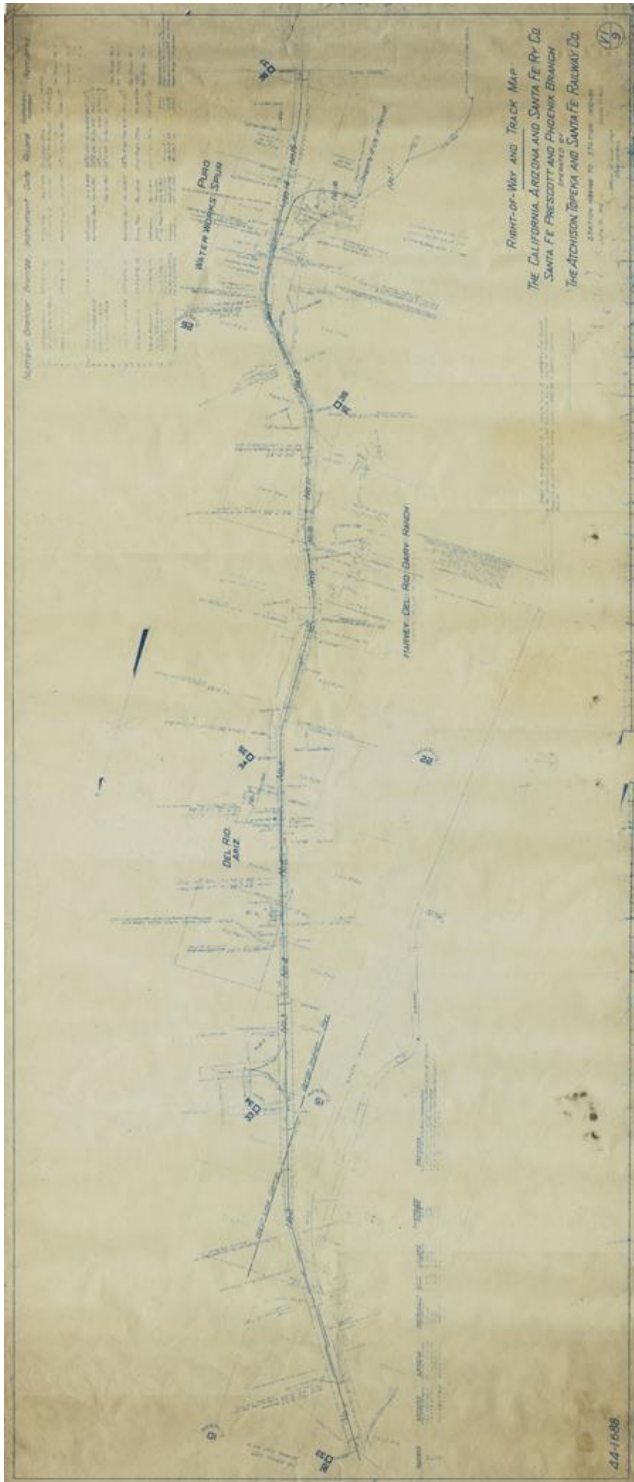
SOILS MAP

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HISTORIC PHOTOS

The following are a sample of the historic photos that tell the story of Del Rio Springs Ranch. Credits go to Sharlot Hall, the George Converse Family, and the University of Arizona Harvey Collection.

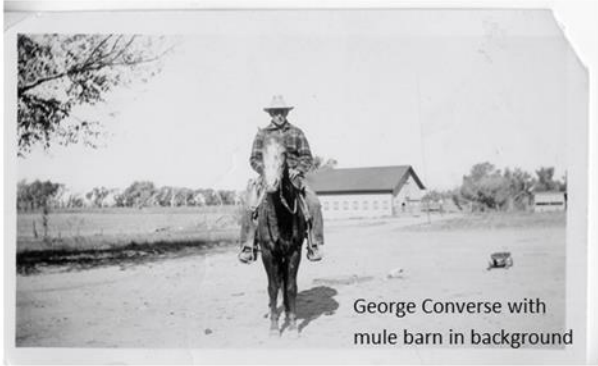


Right-of way and track map for a railroad operated by the Atchison Topeka and Santa Fe Railroad Company for the stretch going through new Arizona State Park land.

The original railroad map was dated 1917, and this is identified as being updated in 1934 with additional information. Includes identification of the “Puro” train stop at Del Rio Springs (where water was loaded for transport to provide water to communities of Ash Fork, Seligman, Williams & Grand Danyon) and the “Harvey Del Rio Dairy Ranch”.

This map shows a “chicken house” and “chicken yard”, where the poultry barns on the current property are located. Also labeled next to those features is a ‘dwelling’ which appears to be both of the smaller houses described in this document.

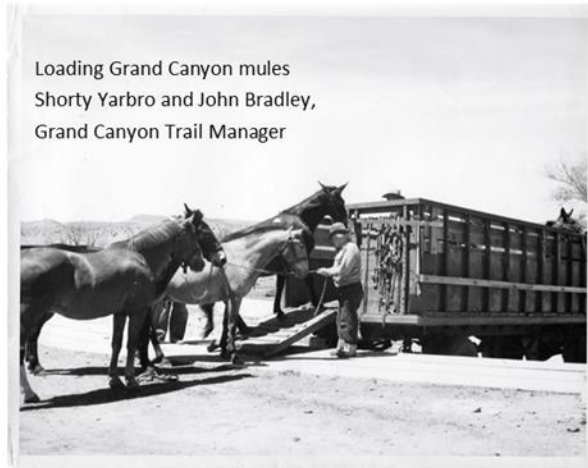
Map provided to TPL by Sharlot Hall Museum



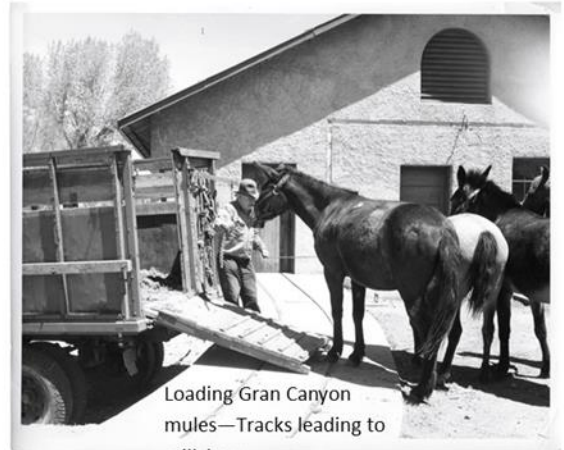
George Converse with
mule barn in background



Grace Converse



Loading Grand Canyon mules
Shorty Yarbrow and John Bradley,
Grand Canyon Trail Manager



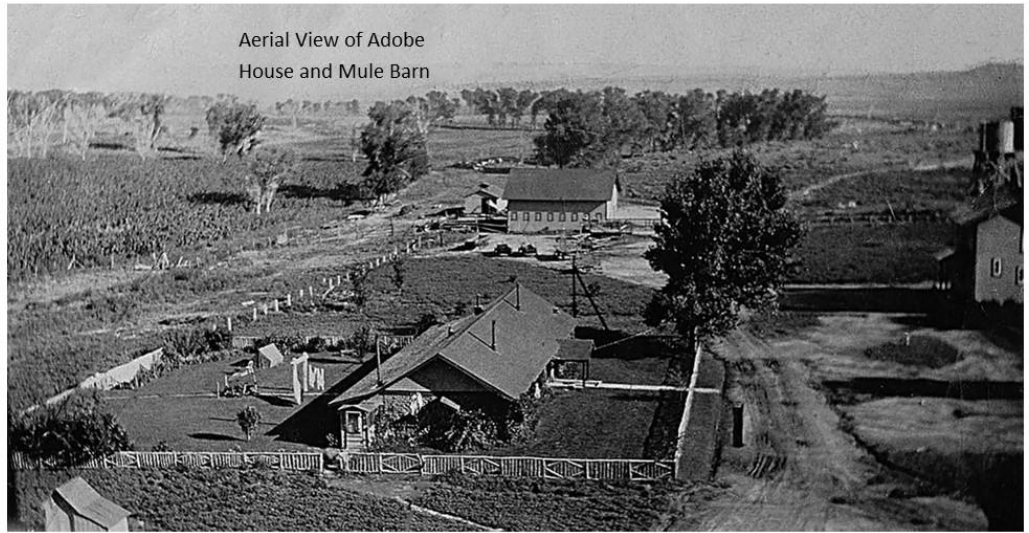
Loading Gran Canyon
mules—Tracks leading to
milk barn



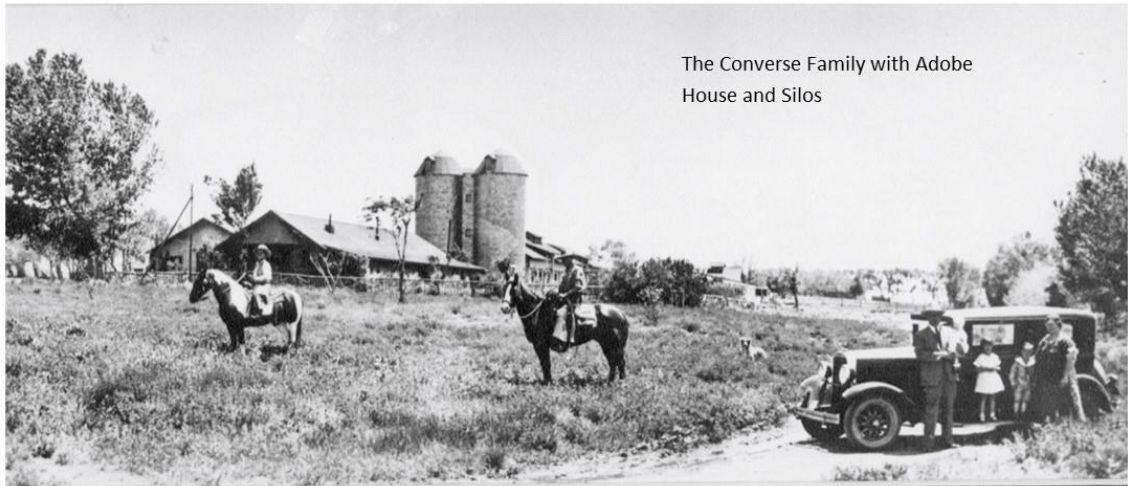
Baling hay—Mary Converse
driving tractor



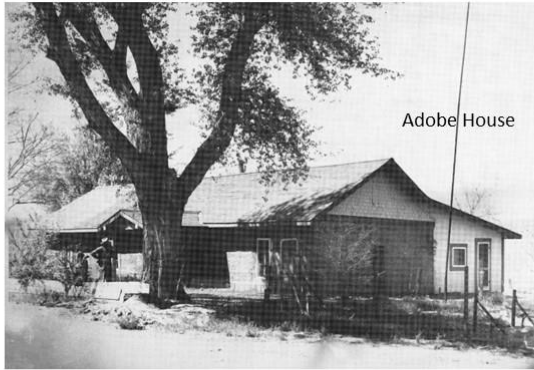
Cattle Barn



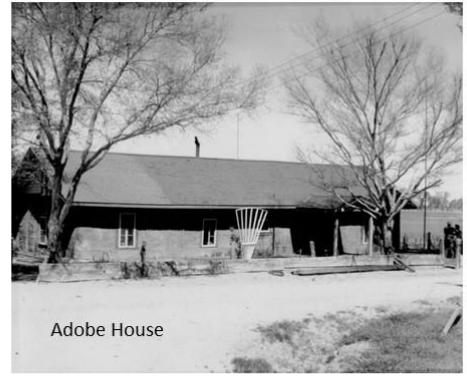
Aerial View of Adobe House and Mule Barn



The Converse Family with Adobe House and Silos



Adobe House



Adobe House

Dinner in the Bunk House



Adobe House Interior



Branding Cattle



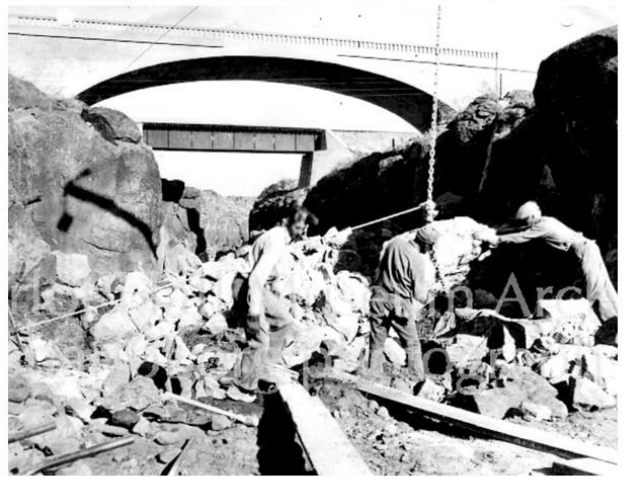
Horses with Mule Colts



Bunk House

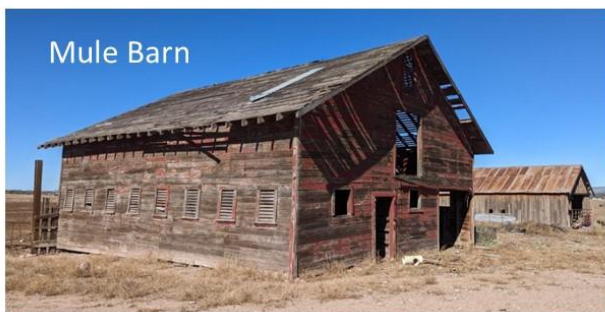
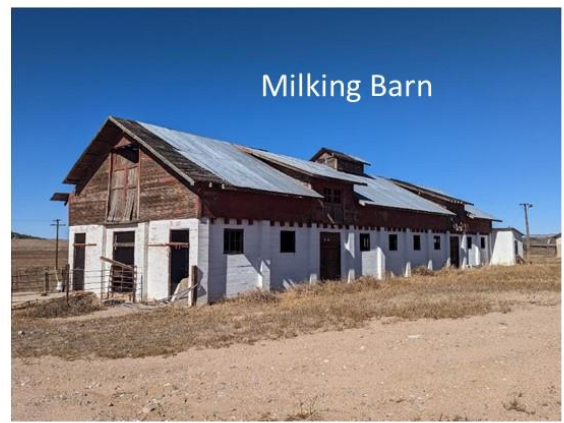


Turkeys in the Field



SULLIVAN LAKE DAM CONSTRUCTION

RECENT PHOTOS



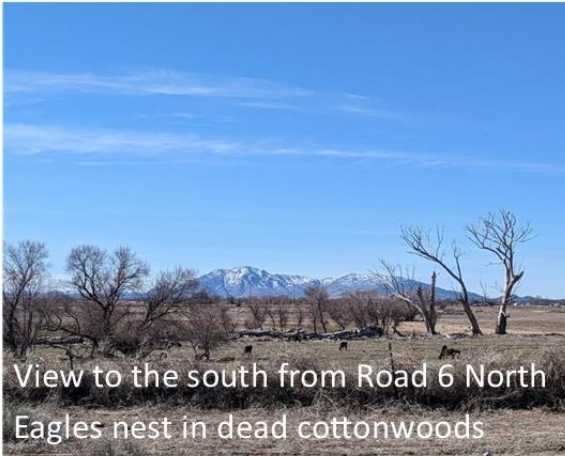
DEL RIO SPRINGS RANCH



Pump houses at the springs



Water tank by the railroad



View to the south from Road 6 North
Eagles nest in dead cottonwoods

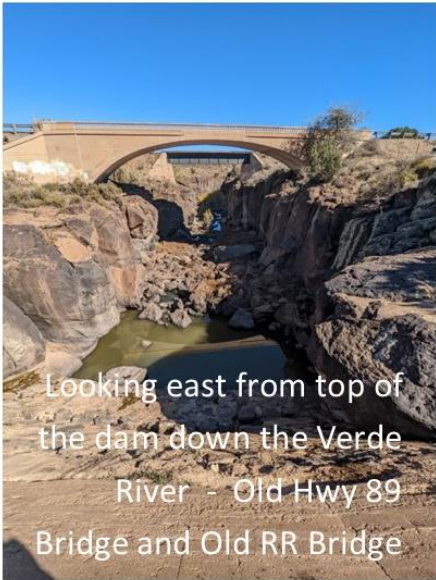


Foreman's house at the spring



Del Rio Springs as seen from Road 6 North

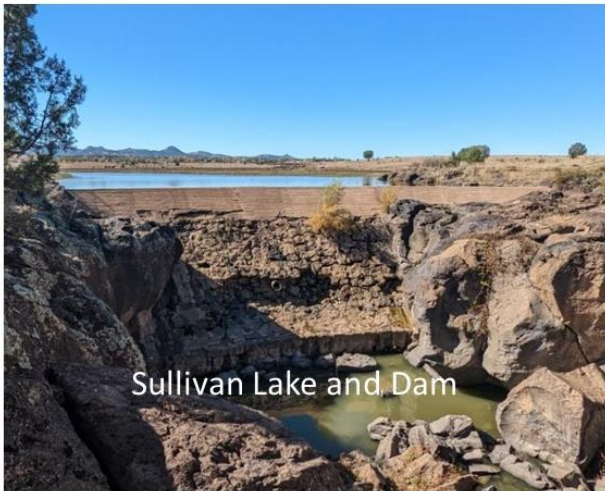
DEL RIO SPRINGS



Looking east from top of the dam down the Verde River - Old Hwy 89 Bridge and Old RR Bridge



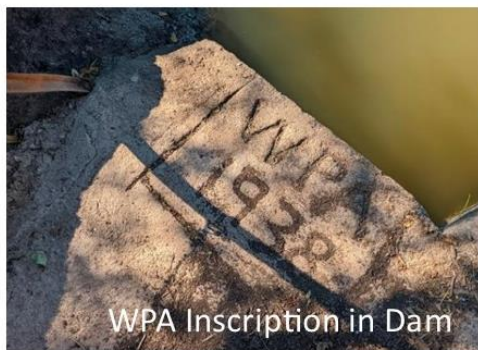
Sullivan Lake and Dam



Sullivan Lake and Dam



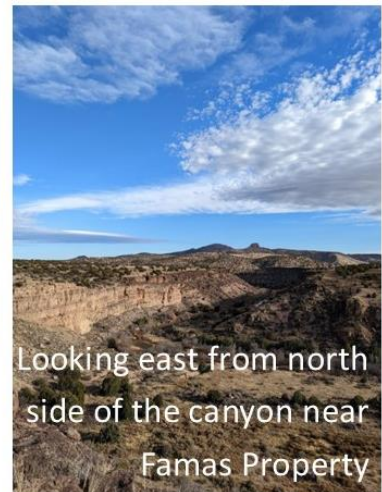
Looking west from RR Bridge at Old Hwy 89 Bridge and Dam



WPA Inscription in Dam



Old structure by lake



Looking east from north side of the canyon near Famas Property

SULLIVAN LAKE, DAM, FAMAS PROPERTY AND HEADWATERS OF THE VERDE RIVER