

Lagerman-Imel-AHI Open Space Complex Management Plan

Including

AHI

AHI Longmont Farms

Bishop

Hygiene Dairy

Imel

IBM

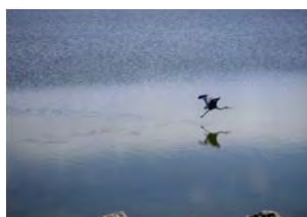
J-Family

Lagerman Reservoir

Suitts

Approved and Adopted by Board of County Commissioners

June 19, 2012



OUR MISSION...to conserve natural, cultural and agricultural resources and provide public uses that reflect sound resource management and community values.

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LAGERMAN-IMEL-AHI OPEN SPACE COMPLEX MANAGEMENT PLAN

Executive Summary

The Lagerman-Imel-AHI Open Space complex (Planning Area) includes nine, primarily agricultural properties totaling 2178 acres preserved in perpetuity for their unique open space values. In general, the Planning Area is located south of Nelson Road, west of North 75th Street, east of 63rd Street, and north of Monarch Road in unincorporated Boulder County. A large portion of the area is located immediately west of the City of Longmont. The nine properties that make up the Planning Area were purchased by Boulder County, or by the County in conjunction with the City of Boulder, between 1986 and 2011. The nine properties included in this management plan include AHI (659 acres), AHI Longmont Farms (153 acres), Bishop (39 acres), Hygiene Dairy (79 acres), IBM (186 acres), Imel (587 acres), J-Family (35 acres), Lagerman Reservoir (298 acres), and Suitts (142 acres).

This Management Plan documents the existing conditions and uses of the properties within the Planning Area and provides the recommended future management direction based on the area's natural, cultural, agricultural, and recreational values, other planning documents, opportunities and constraints, and community input.

The vision for the Planning Area is:

a working landscape of farming, ranching, irrigation features, and reservoirs, intertwined with critical wetland, riparian, and upland habitats, and linked with sustainable trails and recreational amenities for current and future generations.

Management within the Planning Area will emphasize the area's multiple resource values and potential uses, provide for continued agricultural production, protect the most sensitive resources, allow for appropriate visitor uses, and utilize an adaptive management approach using the most current resource information. Agricultural and recreational uses and protection of natural resources will be balanced throughout the Planning Area. Key components of proposed resource management include the following:

- Agricultural production will continue within the majority of the Planning Area. This will include irrigated and non-irrigated cropland and rangeland for livestock. These areas will be closed to the public except along designated trails and within designated areas around Lagerman Reservoir to avoid conflicts with agricultural operations and for public safety. Agricultural lands will continue to be leased to private operators for conventional and market farm agricultural uses. Where appropriate, formerly irrigated lands will be restored to irrigated cropland, and existing building sites will be utilized for agricultural and other open space purposes, including a wildlife holding facility.
- Wildlife habitats, plants, and ecosystems will be sustainably managed and enhanced to the extent possible throughout the Planning Area. Particular areas with unique or sensitive biological resources will be designated Primary Habitat Areas with specific management prescriptions to protect the sites' resources, and three areas would be designated Conservation Areas with more restrictive management (Figure 5-1 Primary Habitat Areas). These areas, as well as others throughout the Planning Area, will be managed to support the resource values including wetlands, grasslands, riparian areas, nest sites, and wildlife populations, with a primary focus on migratory bird species and raptors.
- Opportunities for recreational activities will be provided within the Planning Area. Recreational trail use will be enhanced by providing a total of approximately 8.0 miles of multiple-use trails, an increase of approximately 6.4 miles from the current 1.6 miles of trail (Figure 5-2 Proposed New Trail Network and Infrastructure). (Note: the exact length of the trail will be determined following trail construction and may vary from the approximate length provided in the Management Plan). To protect resource values

and limit conflict with agricultural operations, *all trails will be on-trail use only* except for fishing access around Lagerman Reservoir and at the trailhead. Lagerman Reservoir will continue to be managed with an emphasis on providing a successful warmwater sport fisheries program. Existing authorized boating activities on Lagerman Reservoir will also remain in place (non-motorized vessels, such as canoes and kayaks, and motorized vessels with electric motors or gasoline motors of 7.5 horsepower).

The management direction is set forth for eight primary management categories, including Lands and Realty; Natural Resources; Cultural Resources; Recreation, Visitor Services, and Visual Quality; Agriculture; Park Operations and Maintenance; Community Values; and Monitoring. Goals, objectives, and management strategies for each category, as well as timing, priority, and the primary responsibility for each, are provided in Table 6-1.

Lagerman-Imel-AHI Open Space Complex Management Plan

June 2012

This Management Plan describes the existing conditions and the future direction for managing the Lagerman-Imel-AHI Open Space Complex. The plan will help Parks & Open Space staff and managers make decisions about managing natural, cultural, and agricultural resources and visitor uses, trails, and facilities for the next 15 years, or “as needed”. Some issues addressed are recreation demand and uses, protection of community values, agriculture, and protection of natural and cultural resources.

Public comments on the draft Management Plan were accepted from April 2 to May 1, 2012. A public meeting was held at the Parks & Open Space building (5201 St. Vrain Road, Longmont) on April 17 from 5:30 – 7:30 p.m. with a formal presentation beginning at 6:00 p.m. Following the public comment period, all public comments were analyzed and any necessary revisions to the draft plan were made.

The revised draft Management Plan was presented to the Parks & Open Space Advisory Committee (POSAC) on May 24, 2012. Public comments were accepted during the meeting. POSAC voted 9-0 in favor of recommending to the Board of County Commissioners (BOCC) to approve and adopt the draft Management Plan as written. The final Management Plan was presented to the BOCC for review and adoption on June 19, 2012, beginning at 4:00 p.m. This meeting included a public hearing. The BOCC unanimously (3-0) approved and adopted the Management Plan as presented herein.

For questions about this document, write to Boulder County Parks & Open Space, 5201 St. Vrain Road, Longmont, CO 80503; call 303-678-6200; or e-mail: POSinfo@bouldercounty.org.

Parks & Open Space Department • Boulder County

Boulder County Parks & Open Space

Vision Statement

Mountain vistas, golden plains, scenic trails, diverse habitats, rich heritage
...a landscape that ensures an exceptional quality of life for all.

Mission Statement

To conserve natural, cultural and agricultural resources and provide public uses
that reflect sound resource management and community values.

Goals

- To preserve rural land.
- To preserve and restore natural resources for the benefit of the environment and the public.
- To provide public outreach and volunteer opportunities to increase awareness and appreciation of Boulder County's open space.
- To protect, restore, and interpret cultural resources for the education and enjoyment of current and future generations.
- To provide quality recreational experiences while protecting open space resources.
- To promote and provide for sustainable agriculture in Boulder County for the natural, cultural, and economic values it provides.
- To develop human resources potential, employ sustainable and sound business practices, and pursue technological advancements.

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LIST OF ACRONYMS AND ABBREVIATIONS

Acronym or Abbreviation

Full Phrase

Parks & Open Space	Boulder County Parks & Open Space Department
BMP	Best Management Practice
BCCP	<i>Boulder County Comprehensive Plan: Goals, Policies, and Map Elements</i>
BOCC	Board of County Commissioners
BVCP	<i>Boulder Valley Comprehensive Plan</i>
CA	Conservation Area
CE	Conservation Easement
CIP	Capital Improvement Projects
CNHP	Colorado Natural Heritage Program
County	Boulder County
CPW	Colorado Division of Parks & Wildlife (Note: The Colorado Division of Wildlife and Colorado State Parks recently transitioned into one agency, which is reflected in this management plan.)
EPA	Environmental Protection Agency
ESA	Endangered Species Act
GIS	Geographic Information Systems
IGA	Intergovernmental Agreement
Management Plan	Lagerman-Imel-AHI Open Space Complex Management Plan
NHPA	National Historic Preservation Act
NRCS	US Department of Agriculture, Natural Resources Conservation Service
NRHP	National Register of Historic Places
NUPUD	Non-Urban Planned Unit Development
POSAC	Parks and Open Space Advisory Committee
SH	State Highway
Planning Area	Lagerman-Imel-AHI Open Space Complex Planning Area
US	United States
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Society

CHAPTER 1 INTRODUCTION

1.1 MANAGEMENT PLAN PROGRAM AND POLICY

Management plan preparation is directed by policy OS 2.03 of the *Boulder County Comprehensive Plan: Goals, Policies, and Map Elements* (BCCP) (County 2010a). Each management plan is intended to provide the management framework needed to balance use and protection of Boulder County Parks & Open Space (Parks & Open Space) lands and their associated natural, cultural, agricultural, and recreational resources. It is Parks & Open Space's blueprint for future public use and resource management decisions. Its primary purpose is to guide Parks & Open Space and inform the public about the resource management goals, objectives, and strategies to be implemented over the life of the plan.

Parks & Open Space's mission is to "conserve natural, cultural and agricultural resources and provide public uses that reflect sound resource management and community values." Management practices and principles established in the Lagerman-Imel-AHI Open Space Complex Management Plan (Management Plan), in accordance with existing Parks & Open Space regulations and policies, provide for the preservation and protection of agricultural production and resources; wildlife, vegetation, wetlands, and other natural resources; cultural resources; and applicable public uses of Parks & Open Space lands.

We wish to thank the many supporters involved in protecting and planning for these properties, including the families that sold their property for open space, City of Boulder for partnering on the purchase of many of the properties in this plan, and all citizens of Boulder County (County).

1.2 LOCATION AND DESCRIPTION OF THE PLANNING AREA

The Lagerman-Imel-AHI Open Space Complex Planning Area (Planning Area) is located south of Nelson Road, west of North 75th Street, north of Monarch Road, and east of North 57th Street in Township 2N, Range 70W, Sections 11, 12, 13, 14, 22, 23, 26, 27, and 35 (**Figure 1-1**, Regional Context). The approximately 2,178-acre open space complex contains the following nine properties: AHI, AHI Longmont Farms, Bishop, Hygiene Dairy, IBM, Imel, J-Family, Lagerman Reservoir, and Suitts (**Table 1-1**, Summary of Acreage, Use and Ownership of Planning Area Properties; **Figure 1-2**, Site Vicinity). The Planning Area is within the Dry Creek and Lower Left Hand Creek watersheds, approximately five miles east of the foothills of the Rocky Mountains.

Lands in the Planning Area are predominately in agricultural use, and surrounding land includes primarily privately owned agricultural land and rural residences. The City of Longmont is immediately adjacent to the Planning Area within the northeast portion of the site and includes both existing and zoned urban residential, mixed use, and business/light industrial. Public access to the Planning Area is currently limited; Lagerman Reservoir is the only property open to the public and receives approximately 40,000 visitors annually. A portion of Lagerman Reservoir is open for recreation opportunities, including fishing, boating, hiking, jogging, bicycling, horseback riding, wildlife viewing, and picnicking.

1.3 ACQUISITION HISTORY

The nine properties included in the Planning Area were acquired with combinations of open space sales tax and general funds from either the County or through a joint purchase with the City of Boulder. The County owns three of the properties; the remaining six properties are jointly owned with the city, with ownership interests varying among parties. A detailed description of the acquisition history for the properties in the Planning Area is provided below. The purpose of these acquisitions was to preserve agricultural lands; provide a growth buffer for future development in the area; protect important wildlife habitat; natural communities, native vegetation, and rare species; and provide passive recreation opportunities where appropriate. The purchase of the properties creates a nearly contiguous piece of open space of over 2,170 acres.

Leases, easements, encumbrances, and right-of-ways associated with the properties in the Planning Area are provided in **Appendix A**, Property Leases, Easements, Encumbrances, and Rights-of-Way, and includes

rights to minerals; utility, roadway, and irrigation right of ways; and conservation easements (CE), among others.

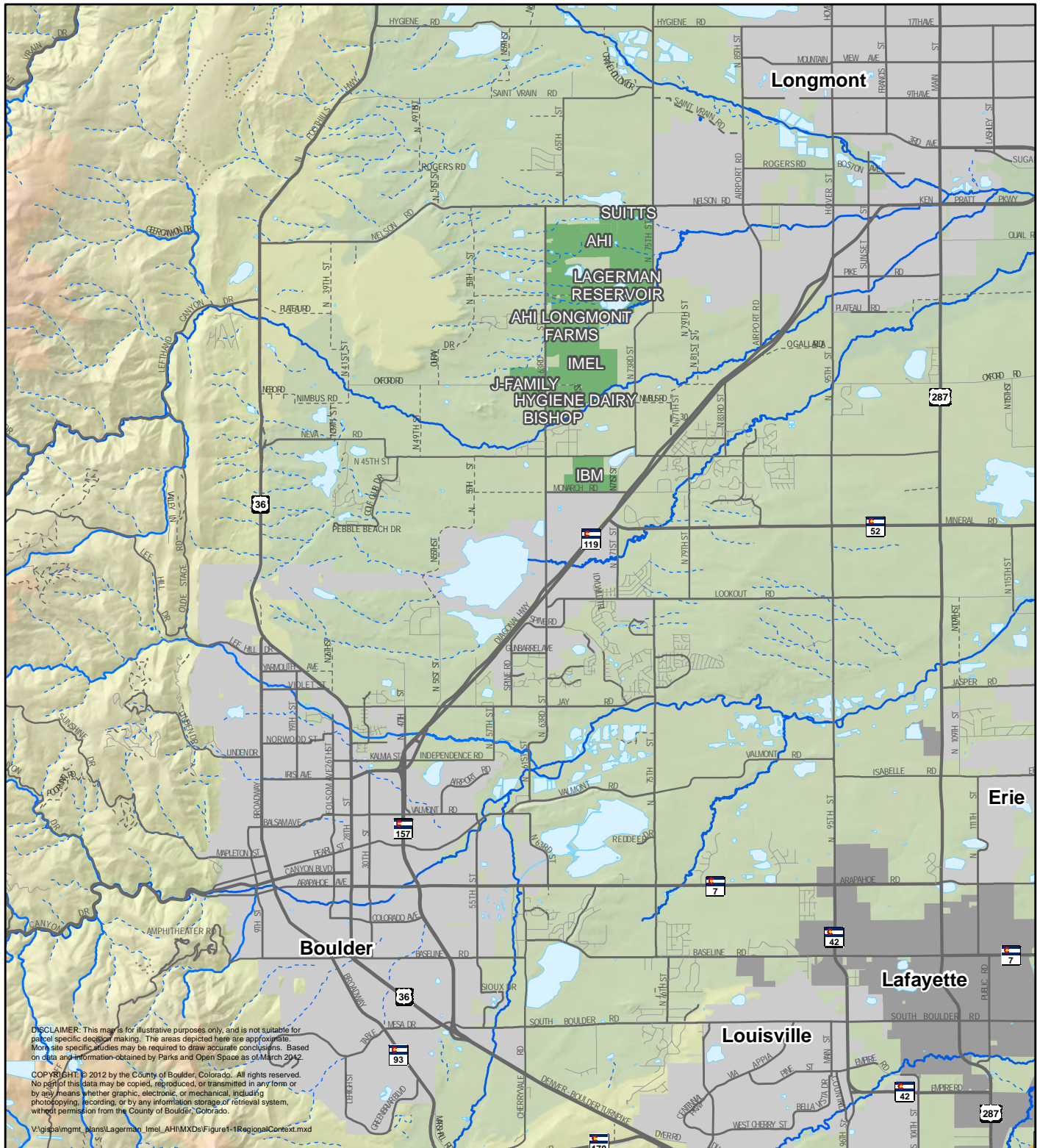
Table 1-1 Summary of Acreage, Use and Ownership of Planning Area Properties

Property Name	Acreage	Current Primary Use	Ownership ¹
▪ AHI	659 acres	Agriculture	County: fee interest (original purchase was 753 acres, County intends to sell approximately 89 acres of property with CEs)
▪ AHI Longmont Farms	153 acres	Agriculture	County: fee interest (two residential lots were severed with CEs). City of Boulder: CE
▪ Bishop	39 acres	Agriculture	County: fee interest
▪ Hygiene Diary	79 acres	Agriculture	County: fee interest City of Boulder: CE over eastern 47.5 acres
▪ IBM	186 acres	Agriculture	County: 50% fee interest held as Tenant In Common; CE over remainder City of Boulder: 50% fee interest held as Tenant In Common; CE over remainder
▪ Imel	587 acres	Agriculture	County: undivided 50% in fee and CE over city interest City of Boulder: undivided 50% in fee and CE over County interest
▪ J-Family	35 acres	Agriculture	County: fee interest City of Boulder: CE
▪ Lagerman Reservoir	298 acres	Water storage, recreation, and agriculture	County: fee interest in land, and surface, 200 acre-feet storage, and recreational rights Public Service Company of Colorado: Reservoir and remaining water rights
▪ Suitts	142 acres	Agriculture (Lot A: has leased residence as well as barns used by County horse patrol program).	County: Parcel 1-Outlot B, Parcel 3 and Lot A. CEs on City-owned lots City of Boulder: Parcel 2 & 4 (70 ac. total). CEs on County-owned lots
2178			

1. "Fee interest" refers to the greatest possible ownership interest in real estate. CEs are voluntary agreements between another landowner and Boulder County that legally restrict how the land can be used, typically to protect the conservation values of the land.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 1-1 Regional Context



0 4,750 9,500 14,250 19,000 Feet

0 1 2 Miles

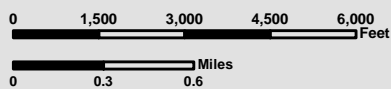
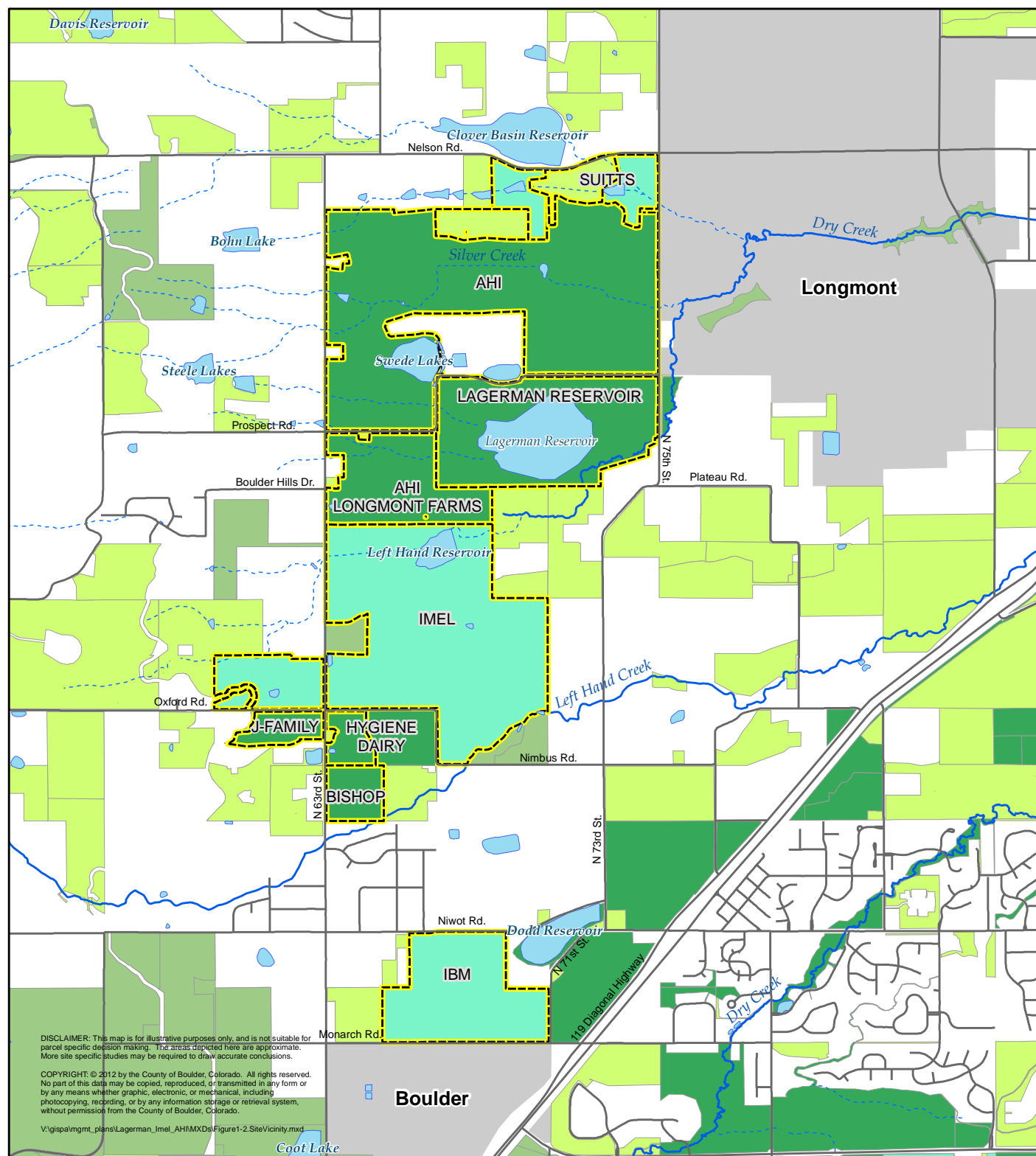


Lagerman / Imel / AHI Open Space Complex

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Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 1-2 Site Vicinity Map



- Lagerman / Imel / AHI Open Space Complex
- County Open Space
- Joint County and Municipal Open Space
- County Conservation Easement
- Municipal Open Space

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1.3.1 AHI

The AHI property was purchased in fee on April 20, 2011, for \$30,000,000. The original purchase consisted of 756.6 acres, including the 615-acre AHI agricultural property and the 141-acre AHI-Double Dove Ranch property. In addition, the County acquired a number of water rights associated with the property, which are shown in **Table 1-2**.

When the County purchased the property, it planned to recapture a portion of the cost of preserving the AHI property by selling the more developed parcels that had residential and equestrian uses. Of highest profile is the approximately 84 acre Double Dove Sale Property which consists of the two eastern former Double Dove Ranch parcels (70 acres), plus up to 14 adjacent acres north of West Swede Lake and a proportionate share of the water rights. The BOCC approved placing up to 10 development rights on the Double Dove Sale Property, and staff will consider several options to maximize the sale price in consultation with realtors. At the time of this management plan, this property has not been sold.

The County also planned to sell the two existing small houses at 9396 N. 63rd St. and 9601 N. 75th St., subject to CEs. The property at 9396 N. 63rd St. was sold in June 2011. The property at 9601 N. 75th St was sold in 2012. A third house (9505 N. 75th St.) is currently boarded up and will likely be demolished. The area surrounding the house will be used for other open space purposes including a wildlife holding facility.

Table 1-2. AHI Water Rights

Water Rights	Quantity	Estimated Value (May 2011)
▪ Left Hand Ditch Company	300 shares (1.3 ac ft/share)	\$1,200,000
▪ The Swede Ditch Company	87 shares (2.3 ac ft/share)	\$261,000
▪ The James Ditch Company	1.75 shares (31 ac ft/share)	\$189,875
▪ Northern Colorado Water Conservancy District (CBT)	62 units (0.7 ac ft/unit)	\$496,000
▪ New Table Mountain Ditch Company	4.5 shares (360/80ths)	\$2,250
▪ Anderson Ditch*	1.95 cfs	\$6,000
▪ Ullery Ditch*	2.9 cfs	\$8,625
▪ Schureman Reservoir #1 (East Swede Lake)	25 ac ft	\$78,600
▪ Schureman Reservoir #2 (Middle Swede Lake)	28 act ft	\$88,032
▪ Swede Reservoir (West Swede Lake)	223.2 ac ft	\$701,741
▪ Steele Reservoir #1 and #2	192.56 ac ft	\$605,409
▪ Oleson Reservoirs 1, 2, and 3	Conditionally decreed	NA

* Note: this water right has been abandoned

1.3.2 AHI Longmont Farms

The County and City of Boulder jointly purchased the 153-acre AHI Longmont Farms property in 2008 for \$5,200,000. The County purchased the fee interest and the following water rights, 80/80 interest in the New Table Mountain Ditch Company and 80 shares of the Left Hand Ditch Company. The city purchased a CE over the property and received 100 percent ownership in half of the Left Hand Ditch water (40 shares). At the time of purchase, the County sold a house and one-acre lot along Prospect Road (County Road 24) back to AHI through a division of land process for \$220,000. The house and lot were sold subject to a CE. The

County also created a second lot of approximately 1.75 acres around a house located along North 63rd Street that was sold in 2009 subject to a CE.

1.3.3 Bishop

The County purchased the 39-acre Bishop property and water rights in 2008 for \$1,420,000. The County acquired 80 shares of the Left Hand Ditch Company and 1/2 share of the Holland Ditch Company.

1.3.4 Hygiene Dairy

The County and City of Boulder originally purchased the Hygiene Dairy 80-acre property jointly in 2006 for \$1,600,000. The County purchased the fee interest and the following water rights, 1/2 share of the Holland Ditch Company and 80 shares of the Left Hand Ditch Company. The city purchased a CE over the eastern 47.5 acres of the property and the County's water rights. At the time of the purchase, the County divided the land creating a separate 32.6-acre parcel on the west side of the property. This parcel was divided off in anticipation of a potential future sale to Haystack Mountain Goat Dairy.

Subsequently, the County sold the 32.6-acre parcel, subject to a CE, to the Haystack Mountain Goat Dairy for \$650,000 in August 2006. The sale of the property included a provision that should Haystack Mountain Goat Dairy be unable to operate a new dairy on the property, the County would buy back the parcel. At the time the County sold the property there were four houses on the property, and a garage, milking parlor, four manufactured houses, a hay barn, grain silo, Quonset hut and a feedlot with 10,000 square feet of loafing sheds.

Following the sale of the CE to the city and the sale of property to the Haystack Mountain Goat Dairy, the County's interest in the Left Hand Ditch was 50 percent undivided interest in 60 shares with the city owning the other 50 percent interest, and 50 percent undivided interest in 20 shares with the Haystack Mountain Goat Dairy owning the other 50 percent interest.

In 2008, the County repurchased the 32.6-acre parcel from Haystack Mountain Goat Dairy for \$825,375. In addition, the County acquired back the 50 percent-undivided interest in 20 shares of the Left Hand Ditch Company, and a 50 percent-undivided interest to 80/160th share of the Holland Ditch Company. At the time of the County's repurchase, there was one residence, a Quonset hut, and a hay barn on the property. The County intended to sell the residence on a 1.5-acre lot in a future division of land sale.

During 2010, the County sold a fee simple ownership in a 1.5-acre lot and the 1,600 square foot residence for \$200,400. The house was sold subject to a CE and a restrictive covenant that limit how the property can be used and how much it can be sold for. These restrictions lowered the selling price and make the property more affordable to market farmers. In addition, the County agreed to lease the adjacent 30 acres of Parks & Open Space open space agricultural land to the buyers of the house lot for five years with a right to renew for two additional five-year terms. It is intended that the sale of the house lot at an affordable price, combined with a long term agricultural lease, will create a situation where a market farmer can successfully operate in the County.

1.3.5 IBM

The County and City of Boulder jointly purchased the 186-acre IBM property in 2001 for \$3,150,000. The County and city each paid half of the purchase price for their respective 50 percent interest in the property held as tenants in common. The County owns 93 shares of the Left Hand Ditch Company and 100 shares of the New Hinman Ditch Company. The city owns 92 shares of the Left Hand Ditch Company and 100 shares of the New Hinman Ditch Company. As part of the joint acquisition, the County and city granted reciprocal CEs to each other over their respective interest in the property.

1.3.6 Imel

The County and City of Boulder jointly purchased the 587-acre Imel property in 2001 for \$9,507,063, each paying half of the purchase price for their respective undivided 50 percent interest in the property. The County and city also each received 290 shares of the Left Hand Ditch and 1.8 shares of the Holland Ditch.

As part of the joint acquisition, the County and city granted reciprocal CEs to each other over their respective interest in the property.

1.3.7 J-Family

The County and City of Boulder purchased the J-Family 35-acre property jointly in 2006 for \$680,000. The County purchased the fee interest and water rights, and the city purchased a CE over the property and a portion of the water rights. The County acquired 15 shares of the Left Hand Ditch Company and 80/160ths of a share of the Holland Ditch Company. The city acquired 15 shares of the Left Hand Ditch Company.

1.3.8 Lagerman Reservoir

The County purchased the 298-acre Lagerman Reservoir property for \$1,010,205 between 1986 and 1991. The Board of County Commissioners (BOCC) approved the purchase of the first parcel in August 1986. The purchase of additional parcels, including surface and recreation rights, and 200-acre feet of water storage rights on the reservoir were acquired annually between 1987 and 1991. Public Service of Colorado owns the reservoir and the remaining water rights associated with it. The total storage capacity of Lagerman Reservoir is 1,350 acre feet. **Table 1-3**, Lagerman Reservoir Acquisition, summarizes the acquisition history for Lagerman Reservoir.

Table 1-3. Lagerman Reservoir Acquisition

Acquisition	Year Purchased	Area (Acres)	Water Rights	Purchase Price
Parcel A	1986	91	<ul style="list-style-type: none"> Left Hand Ditch Company – 71 shares New Table Mountain Ditch Company - 71/80ths of one share Undivided interest in private carrier ditches 	\$249,312
Parcel B	1986	35	<ul style="list-style-type: none"> Left Hand Ditch Company – 35 shares New Table Mountain Ditch Company – 19/80ths of one share Undivided interest in private carrier ditches 	\$93,767
Parcel C	1988	35	<ul style="list-style-type: none"> Left Hand Ditch Company – 35 shares New Table Mountain Ditch Company – 19/80ths of one share Undivided interest in private carrier ditches 	\$93,768
Parcel D (reservoir surface and recreation rights)	1989	116	<ul style="list-style-type: none"> Undivided interest in other reservoir rights and uses 	\$311,717
Reservoir water storage right	1990	-	<ul style="list-style-type: none"> 200-acre foot water storage right in Lagerman Reservoir 	\$180,000
Parcel E	1991	21	<ul style="list-style-type: none"> Left Hand Ditch Company – 21 shares New Table Mountain Ditch Company – 11/80ths of one share Undivided interest in private carrier ditches 	\$62,475
Totals		298	<ul style="list-style-type: none"> Left Hand Ditch Company – 162 shares New Table Mountain Ditch Company – 1 ½ shares Undivided interest in private carrier ditches 	\$1,010,205

1.3.9 Suitts

The County and City of Boulder jointly purchased the 142-acre Suitts property in 2001 for \$3,300,000. The city received Parcel 2 (35 acres) and Parcel 4 (35 acres). The County received Parcel 1-Outlot B (30 acres), Parcel 3 (36 acres), and Lot A (six acres). The County and city each also acquired a 50% undivided interest in 50 units of Colorado-Big Thompson (C-BT) Project water and 30 shares of Swede Ditch water. As part of the joint acquisition, the city conveyed a comprehensive CE to the County over Parcels 2 and 4, and the County conveyed a comprehensive CE to the city over Parcel 1-Outlot B and Parcel 3. The County conveyed a less restrictive CE to the city over Lot A (residential lot). This less restrictive easement for Lot A allows the County to lease the residential house, and utilize the two barns for storage and maintenance for the County horse patrol program.

1.4 PURPOSE AND NEED FOR MANAGEMENT PLAN

The Management Plan is a 15-year plan to provide management direction for the AHI, AHI Longmont Farms, Bishop, Hygiene Dairy, IBM, Imel, J-Family, Lagerman Reservoir, and Suitts open space properties. The purpose of the Management Plan is to provide future management direction for natural, cultural, agricultural, and recreational resources or uses that occur on the properties in the Planning Area. The Management Plan is needed to develop management recommendations that will improve and enhance the quality of these resources and uses, and allow them to coexist. The County has been directing resource management on these properties without the guidance of specific management direction, except for Lagerman Reservoir. The current *Lagerman Reservoir Management Plan* (County 1988) was completed in the late 1980's and will be replaced with the Management Plan.

As part of a long-standing partnership to protect open space in the County, Parks & Open Space and the City of Boulder's Open Space and Mountain Parks have made joint property purchases where both agencies share undivided interest in the land. Preservation of these lands has conserved significant agricultural resources; protected wildlife habitat, native vegetation, natural communities, and rare species; provided buffers between growing municipalities; and protected the rural character and lifestyle of the area. As described in Section 1.3, six of the nine properties in the Planning Area (i.e. AHI Longmont Farm, Hygiene Dairy, IBM, Imel, J-Family, and Suitts) were acquired with combinations of open space sales tax and general funds from the County and city, and are jointly owned. The six properties also have CEs that are owned by the city or County.

In order to provide for efficient stewardship of the jointly owned properties, the County and city identify a responsible party, through an intergovernmental agreement (IGA) or a deed of CE, for the management of these properties. An IGA adopted between the County and city in 2005 states that the County is the Lead Agency for management of the Suitts, Imel, and IBM properties (**Appendix B**, Boulder County and City of Boulder Jointly Owned Open Space Management Intergovernmental Agreement). The property-specific deed of CEs between the County and city for AHI Longmont Farms, J-Family, and Hygiene Dairy identify the County (easement Grantor) as the responsible party for the management of these properties, and that the County shall make all decisions concerning the use of the individual properties. The city, however, will be provided the opportunity to review and comment on the Management Plan to ensure it meets the spirit and conditions of the IGA and CEs. The Management Plan will fulfill the requirement of the 2005 IGA and will aid in the decision-making and property management of the six jointly owned properties.

1.5 PLANNING VISION AND OVERARCHING GOALS

The Lagerman-Imel-AHI Open Space Complex contains physical, biological, and agricultural resources that provide unique opportunities for resource conservation, sustainable conventional and local-market agriculture, habitat preservation and enhancement, and an appropriate level of recreational use. This multi-functional landscape will be preserved for the benefit of all County residents.

The vision statement provides the desired future state of management for the Lagerman-Imel-AHI Open Space Complex. It is Parks & Open Space's intent to manage the Planning Area in a manner that will lead to

the fruition of this vision. To that end, the management goals, objectives, and strategies found within this Management Plan were developed with this vision in mind.

The vision for the Planning Area is:

A working landscape of farming, ranching, irrigation features, and reservoirs, intertwined with critical wetland, riparian, and upland habitats, and linked with sustainable trails and recreational amenities for current and future generations.

Establishing overarching goals for the Lagerman-Imel-AHI Open Space Complex helps to provide a foundation on which to base the Management Plan. These broad goals are centered around five main resource topics and will provide the basis for management strategies related to resource issues and objectives. The overarching goals for the Lagerman-Imel-AHI Open Space Complex are as follows:

- **Agricultural** – Protect agricultural resources and implement practices to ensure the longevity and multi-functional landscape of the area. Agricultural management of properties contributes to the economic sustainability of tenants, health of the land, and quality of life for all citizens of Boulder County.
- **Wildlife** – Protect and enhance the most important native wildlife habitat and movement corridors. The relative importance of wildlife habitat is based on the rarity, uniqueness, and status (e.g. threatened and endangered, species of concern, etc.) of the species using it; the diversity of species utilizing it; whether it provides important components for the life cycle of a species (e.g. nesting sites); and / or the cumulative occurrence of multiple species.
- **Vegetation** – Improve vegetative and wetland conditions through weed management, appropriate restoration of native species, and management that provides for overall health and vigor of plant communities, especially native species.
- **Visitor Use** – Provide recreation, education, and interpretive opportunities that are compatible with agricultural management and resource conservation values of the Planning Area.
- **Cultural** – Protect significant cultural resources. Significant cultural resources are any prehistoric or historic district, site, building, structure, or object having importance in the history, architecture, archaeology, or culture of Boulder County, the State of Colorado, or the United States.

Parks & Open Space strives to balance protection of resources with agricultural, visitor, and other uses within the Planning Area. If and when conflict or issues arise among competing uses or resources, Parks & Open Space staff from relevant disciplines will meet to review the Management Plan, other relevant policies, and all pertinent information and determine the most appropriate response. The vision, overarching goals, and management direction found in the Management Plan will be the primary basis for any decisions made. If necessary, the issue and potential solutions will be brought before the public, Parks & Open Space Advisory Committee (POSAC), and/or the BOCC for review and adoption.

1.6 SCOPE OF THE MANAGEMENT PLAN

Over the course of implementing the Management Plan, it will be reviewed, reevaluated, and revised, as necessary, to reflect changing conditions and management objectives. If a proposed modification to the Management Plan would significantly affect area resources or public use, opportunities for public involvement will be provided. The Management Plan will be reviewed and updated if necessary at the end of its 15-year life.

In addition to this introductory chapter, the Management Plan contains the five main chapters, summarized below.

Chapter 2 – Existing Conditions summarizes the relevant physical, biological, visual, and cultural resources, as well as the community values associated with the Planning Area. The chapter describes existing conditions and lays the framework for identifying suitable resources for a variety of land and water uses, as well as sensitive resources that require special protection, enhancement, or restoration.

Chapter 3 – Existing Land Use and Management summarizes the range of existing land uses and land use agreements. These include: on-site and adjacent land uses, rights-of-ways and easements, recreational uses, visitor services and facilities, agricultural management and water rights, and park operations and management.

Chapter 4 – Management Plan Planning Process provides a detailed description of the Management Plan planning process, including the public involvement process and input received through comment response forms, meetings/workshops, and other consultation activities. All of this information helped to identify the range of issues and concerns, to establish goals and objectives, and to identify the range of management direction for study, which ultimately became the basis for this Management Plan.

Chapter 5 – Resource Management is the core of the Management Plan and provides a detailed description of the Goals, Objectives, and Management Strategies associated with the plan. The Goals, Objectives, and Management Strategies are organized according to the eight categories that follow: (1) lands and realty; (2) natural resources; (3) cultural resources; (4) recreation, visitor services, and visual quality; (5) agriculture; (6) park operations and maintenance; (7) community values; and (8) monitoring.

Chapter 6 – Implementation Program lists the various activities associated with the management direction set forth in Chapter 5. This includes a description of timing, priorities, and responsible entities, as well as the process involved with amending and updating the plan.

1.7 RELATIONSHIP TO OTHER PLANS, PROGRAMS, AND PLANNING EFFORTS

1.7.1 Boulder County Comprehensive Plan

Parks & Open Space received guidance for development of the Management Plan through the *Boulder County Comprehensive Plan*. The BCCP is an “advisory” document, which sets forth the goals and policies for land use in the County. Goals in the BCCP of particular relevance to the Lagerman-Imel-AHI Open Space Complex include: Environmental Management, Parks & Open Space, Community Facilities, Public Involvement, Cultural Resources, and Agricultural Resources. Policies in the BCCP of particular relevance to the Lagerman-Imel-AHI Open Space Complex includes: Environmental Resources, Open Space, Cultural Resources, and Agriculture (County 2010a). **Appendix C**, BCCP & BVCP Relevant Goals and Policies, provides a detailed description of pertinent goals and policies from the BCCP that relate specifically to the Lagerman-Imel-AHI Open Space Complex.

In addition, the BCCP provides maps of significant resources. Left Hand Creek is shown as a “Stream Habitat Connectors” on the “Environmental Conservation Areas, Natural Landmarks, & Natural Areas” map, a “Travel Route” on the “Archaeologically Sensitive Areas” map, and an “Open Corridor, Streamside” on the “County Open Space Plan” map. Areas west of Lagerman Reservoir and the Left Hand Creek riparian corridor are shown as “Critical Wildlife Habitats” [Lagerman Reservoir (+ wetlands) and Lefthand Creek Cottonwood Groves (+ wetlands), respectively}. Other maps of interest to the Planning Area include “Geologic Hazard & Constraint Areas”, “County Trails Map”, “County On-Street Bikeways Plan”, and “Significant Agricultural Lands”.

1.7.2 Boulder Valley Comprehensive Plan

Since 1970, the County and City of Boulder have jointly adopted a comprehensive plan that guides land use decisions in the Boulder Valley. The *Boulder Valley Comprehensive Plan* seeks to protect the natural environment of the Boulder Valley while fostering a livable, vibrant and sustainable community (County and City 2008). **Appendix C** provides pertinent goals and policies from the *Boulder Valley Comprehensive Plan* that relate specifically to the Lagerman-Imel-AHI Open Space Complex. Within the Planning Area, only the IBM property falls within the jurisdiction of the *Boulder Valley Comprehensive Plan*.

1.7.3 Parks & Open Space Resource Policies

In 2006, Parks & Open Space adopted a planning approach of developing resource policies to help guide the management of key resources to complement and streamline management of Parks & Open Space properties. Resource policy planning serves as an essential link between the BCCP and Parks & Open Space property-specific Management Plans. The adopted resource policies will be used in conjunction with property-specific Management Plans. Currently, only the recently adopted Cropland Policy is available to guide management within the Planning Area. This policy will guide management of croplands within the Planning Area, including such management issues as administration, market farms, genetically engineered crops, pest management, and livestock management. Once completed by Parks & Open Space and adopted by the BOCC, the remaining resource policies will also direct management within the Planning Area, including the Cultural Resources Policy, Grassland Policy, Wildlife Policy, Water Policy, and Recreation and Visitor Use Policy.

1.7.4 Intergovernmental Agreements

As previously described in Section 1.4, the County will manage the Suitts, Imel, and IBM properties in accordance with the terms of the Boulder County and City of Boulder Jointly Owned Open Space Management IGA (**Appendix B**). The IGA adopted on October 18, 2005, states that the County will be the Lead Agency for management of these properties. Management expenses and agricultural lease revenues shall continue to be the responsibility of the County, as should patrol and enforcement of applicable rules, regulations, and policies.

1.7.5 Conservation Easements

As part of the joint purchases of Suitts, AHI Longmont Farms, Imel, J-Family, Hygiene Dairy, and IBM properties, CEs were granted over the properties, by either the County or City of Boulder, which may affect future management activities on these properties. Management of the jointly owned open space properties in the Planning Area will be consistent with the agreements found in the CEs.

1.7.6 Other County Planning Efforts

Boulder County Grassland Management Plan, Prairie Dog Habitat Element

The *Boulder County Grassland Management Plan; Prairie Dog Habitat Element*, which was last updated and approved by the BOCC on May 5, 2009, provides specific guidance for maintaining appropriate habitat and for removing black-tailed prairie dogs (*Cynomys ludovicianus*) from unsuitable areas (County 2009a). Prairie dog management on the properties included in the Management Plan will be handled according to this document (see Section 2.1.6 Wildlife and Aquatic Species).

Boulder County Noxious Weed Management Plan

The County weed management program is responsible for weed control on Parks & Open Space land designated as natural areas and on County-owned agricultural land that is leased, but also serves as wildlife habitat. The program also manages weeds along county maintained road right-of-way. The *Boulder County Noxious Weed Management Plan* (County 2004) and *Parks & Open Space Weed Management – Policies and Procedures* (County 2010b) guide all management activities on these lands. Noxious weed management on the properties included in the Management Plan will be handled according to this document.

Boulder County Land Use Code

The *Boulder County Land Use Code* is enacted to protect and promote the health, safety, and general welfare of the present and future inhabitants of the County and to guide future growth, development, and distribution of land uses within the County (County 2009b). Any future proposed improvements to properties in the Lagerman-Imel-AHI Open Space Complex would be consistent with the *Boulder County Land Use Code*.

Lagerman Reservoir Recreation Master Plan

The purpose of this master plan is to guide the physical development of new and existing facilities in the property (County 2006). This plan offers information necessary to implement site improvements without compromising the overall goals outlined for the property or other Parks & Open Space division efforts. The master plan may be updated as a result of this planning process.

CHAPTER 2 EXISTING CONDITIONS

Chapter 2 is organized by resource topic. Topics analyzed include natural resources [climate, topography, soils, hydrology, vegetation and wetlands (including special status species and noxious weeds), wildlife and aquatic species (including special status species), and overall biological and conservation value], visual resources, cultural resources, and community characteristics and values. Information from resource-specific surveys and broad-scale assessments was used to help set the context for the Planning Area. The level of information presented in this chapter is commensurate with and sufficient to guide development of the management direction in Chapter 5.

Acreage figures and other numbers used are approximate projections; readers should not infer that they reflect exact measurements or precise calculations. Acreages were calculated using Geographic Information Systems (GIS) technology, and there may be slight variations in total acres between resources.

2.1 NATURAL RESOURCES

2.1.1 Climate

With an average elevation of approximately 5,100 feet, the climate of the Planning Area can be described as a high plains, continental climate, with light rainfall and low humidity. The climate is modified considerably from that expected of a typical high plains environment because of the nearby mountains. Winds are channeled from the Continental Divide down the Front Range and can be severe. Prevailing winds are generally from the west.

The average high temperature in July is 88°F and the average low temperature in January is 11°F (Weatherbase 2010). Annual precipitation averages 13.4 inches; while annual average snowfall is 34.2 inches (WRCC 2012). Relative humidity is approximately 30-35 percent in summer and 40-50 percent in winter. Periods of drought are frequent, usually occurring in the fall and winter. The average date of the first killing frost is September 18 and the last killing frost occurs around May 20 (NOAA 1988).

2.1.2 Topography

The Planning Area is located on the Hygiene, Colorado 7 1/2-minute United States Geological Society (USGS) topographic quadrangle (prepared in 1968), and the Niwot, Colorado 7 1/2-minute USGS topographic quadrangle (prepared in 1967 and photo revised in 1979). It lies along the western margin of the Colorado Piedmont section of the Great Plains physiographic province, about three miles east of the Front Range of the Southern Rocky Mountains. The site topography is characterized by generally flat lands with some gently rolling terrain trending toward Left Hand Creek, Dry Creek, Silver Creek, or other unnamed intermittent drainages. Elevations range from approximately 5,050 feet on the eastern edge of the Planning Area to approximately 5,160 feet on the western side.

2.1.3 Soils

Classification and Description

The majority of the Planning Area is located within the Nunn-Heldt soil association (**Figure 2-1 Soil Types**, Moreland and Moreland 1975). This association is characterized as nearly level to moderately sloping, deep soils on terraces and uplands. Soils in this association are formed from clay parent materials, with slopes ranging from zero to nine percent and moderate to slow permeability. Nunn soils have a surface layer of clay loam, or sandy clay loam, and a subsoil of clay. Heldt soils have surface layer and subsoil of clay. Most areas of this soil association are used for irrigated and dryland crops or for pasture. Roots can penetrate to a depth of 60 inches or more. The native vegetation is mainly short and mid grasses (Moreland and Moreland 1975).

The western portion of the Planning Area, north of Left Hand Creek, lies within the Samsil-Shingle soil association (**Figure 2-1 Soil Types**). This association is characterized as gently sloping to moderately steep, shallow soils on shale or sandstone hills and ridges. Soils in this association are formed in residuum weathered from shale and sandstone with slopes of three to 25 percent. Samsil soils are throughout the association,

mainly in the steeper areas, and have a surface layer of clay and are underlain by shale at a depth of 20 inches or less. Shingle soils are also located throughout the association, mainly in the steeper areas, and have a surface layer of loam and are underlain by shale or sandstone at a depth of 20 inches or less. Areas of this soil association are typically used for dry pasture or range. Native vegetation in this soil association is mainly short grasses.

Sections of the Left Hand Creek corridor in the Planning Area lie within the Niwot-Loveland-Calkins soil association (**Figure 2-1 Soil Types**). This association is characterized as nearly level, deep soils on low terraces and bottomlands. Niwot soils have a surface layer of clay loam and loam, and are underlain by gravelly sand at a depth of 10 to 20 inches. Loveland soils have a surface layer and underlying material of clay loam. They are underlain by gravelly sand at a depth of 20 to 40 inches. Calkins soils have a surface layer and underlying material of sandy loam. All of the major soils of this association are mottled and have a water table that is within the root zone at some time during the year. Areas of this soil association are typically used for growing irrigated crops or irrigated pasture.

Along a number of drainages and in areas of wetlands (see Section 2.1.4 Hydrology) within the Planning Area, Longmont clay is the dominant soil type (Moreland and Moreland 1975). This soil is composed primarily of clay, has slopes of 0 – 3 percent, is poorly drained and occasionally flooded, and typically is salty or alkaline. Depth to groundwater in these soils is approximately 24 – 30 inches, as opposed to a depth of greater than 80 inches as found in the majority of other soils within the Planning Area.

Soil Conditions

In general, the potential for soil erosion in the Planning Area ranges from slight to moderate. Factors determining erosion potential include slope, soil type, and vegetative cover. Erosion generally increases when the vegetative community is disturbed by intense grazing, tillage and harvest, road/trail construction, and other events that reduce the amount of vegetative cover. Some soils within the Planning Area have limiting features that make reclamation and revegetation very difficult. Limiting features may include salinity, sodium content, clayey and sandy textures, drought conditions, alkalinity, low organic matter content, shallow depth to bedrock, stones and cobbles, and their wind erosion potential.

Soil compaction occurs in response to pressure exerted by field machinery, animals, or other surface uses. The risk for soil compaction is greatest when soils are wet. Compacted soil usually allows less water to infiltrate, resulting in greater overland flow of water for longer periods of time. The overland flow has greater energy to detach and transport soil particles, resulting in increased soil erosion. Soil compaction has the potential to affect the long-term productivity of a site over the long term (USDA 1996). In the Planning Area, heavily grazed lands and areas where heavy machinery has worked in the past display some soil compaction.

Geologic Hazard and Constraint Areas

The BCCP shows areas of geologic hazards and constraints within the County (County 2010a). The majority of the Planning Area is designated as moderate or minor geological constraint areas. The main impacts are from expansive soils or claystone, followed by landslides, mudslides, mudfalls and debris fan.

2.1.4 Hydrology

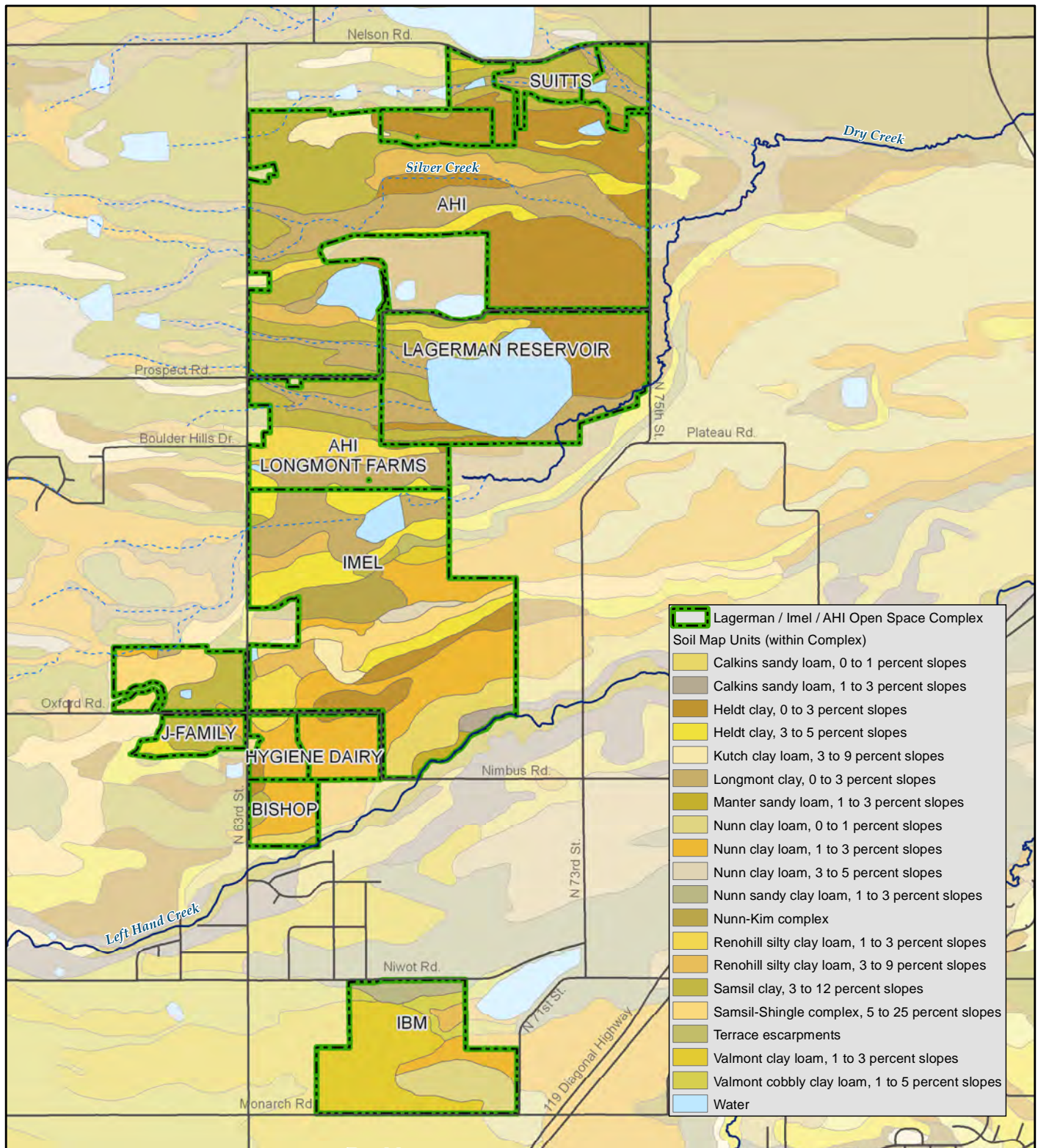
Surface Water

The Planning Area is located within the Dry Creek and Lower Left Hand Creek watersheds, which are all within the Saint Vrain Creek watershed. Swede Lake, Lagerman Reservoir, and Left Hand Reservoir (Budd Reservoir) are the three largest waterbodies in the Planning Area. There are also two perennial streams located in the Planning Area. Dry Creek crosses the southeast corner of the Lagerman Reservoir property; and Left Hand Creek borders the southeast sections of the Imel and Bishop properties. In addition, a number of intermittent streams, extensive irrigation ditch systems, and several stock ponds exist on the properties. **Figure 2-2 Hydrology and Floodplains** shows the waterways and waterbodies in the Planning Area.

Based on the 2008 Environmental Protection Agency (EPA) Waterbody Assessment Report, the overall status of Left Hand Creek for its designated uses (Agriculture, Aquatic Life Warm Water-Class 2, Recreation

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 2-1 Soil Types



0 1,250 2,500 3,750 5,000 Feet
0 0.25 0.5 Miles



DISCLAIMER: This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site specific studies may be required to draw accurate conclusions. Based on data and information obtained by Parks and Open Space as of March 2012.

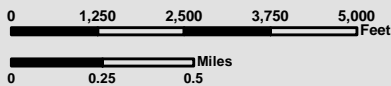
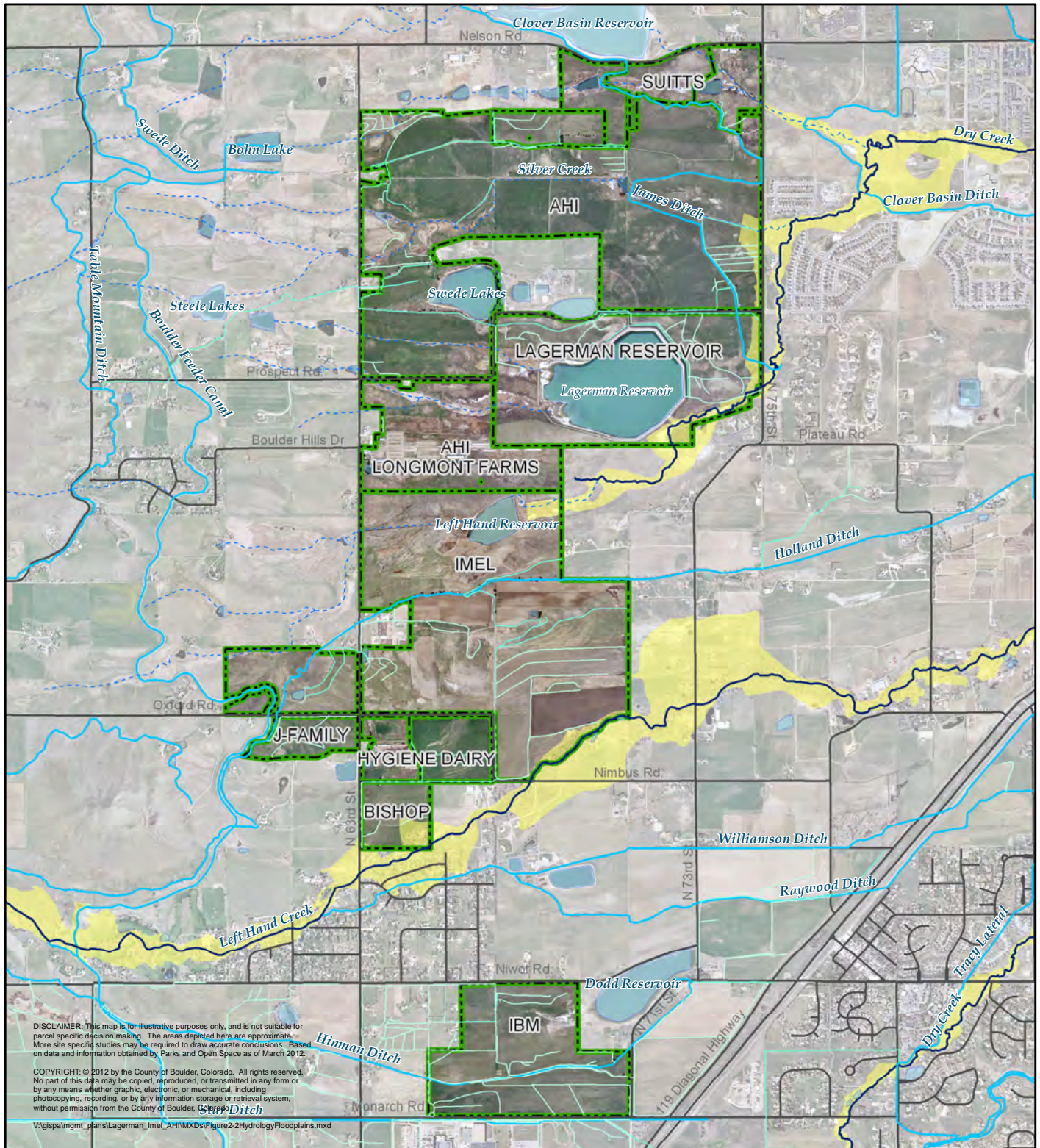
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Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 2-2 Hydrology and Floodplains



- Lagerman / Imel / AHI Open Space Complex
- 100 Year Floodplain
- Reservoir or Pond
- Major Perennial Stream
- Intermittent Stream
- Main Ditch
- Lateral Ditch
- Field Lateral

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Primary Contact) is “Good”, which means the creek can attain and there are no threats to the intended uses (EPA 2008). No assessment was completed for Dry Creek. Irrigation features are discussed in Section 3.3.4. **Table 2-1**, Lagerman-Imel-AHI Open Space Complex Surface Water, describes the surface water features in the Planning Area.

Groundwater

The Planning Area lies northwest of the Denver basin aquifer system in an area of no principal aquifers (USGS 2010). The actual direction of ground water flow on the properties in the Planning Area is not known; however, the shallow groundwater flow found in the area typically follows the general slope of surface topography. Because of topographic variation in the Planning Area, the expected direction of flow is variable, but in general the flow is to the east.

Floodplains

A one-hundred-year flood is calculated to be the level of floodwater expected to be equaled or exceeded every 100 years on average. The 100-year flood is more accurately referred to as the one percent annual exceedance probability flood, since it is a flood that has a one percent chance of being equaled or exceeded in any single year. Based on the expected flood water level, a predicted area of inundation can be mapped out.

Two 100-year floodplains are mapped in the Planning Area (**Figure 2-2 Hydrology and Floodplains**). A small portion of the Dry Creek 100-year floodplain (approximately less than one acre) covers the very eastern edges of the AHI and Suitts properties near North 75th Street. The Dry Creek 100-year floodplain also covers approximately 23 acres on the southeastern and eastern edges of the Lagerman Reservoir property. The Left Hand Creek 100-year floodplain covers approximately eight acres of the southeastern edge of the Imel property west of North 63rd Street. This floodplain also covers approximately eight acres of the southeastern quadrant of the Bishop property. The BCCP depicts areas of geologic hazards and constraints within the County (County 2010a). The Left Hand Creek corridor is identified as a moderate geologic hazard area due to flooding in the corridor.

The Lagerman Reservoir Dam is classified as having a high potential for property damage or loss of life in the event of failure. The floodplain directly downstream from the dam is open agricultural land. However, residential subdivisions are located approximately one mile downstream from the dam on the eastern side of North 75th Street. Impacts from the dam failing could be experienced in this area.

2.1.5 Vegetation and Wetlands

Vegetation Communities

Vegetation in the Planning Area can be grouped into three major vegetation types: upland grasslands, lowland riparian, and wetland communities. The uplands are composed of farmed cropland, introduced agricultural pasture species, remnants of native mixed grass prairie species with aggressive non-native weed populations in both the agricultural pastures and native grassland remnants. The interconnected properties have multiple wetland features that are associated with the agricultural water infrastructure and significant riparian features along streams and ditches. The riparian and wetland features are located in the low areas near Silver Creek, Swede Lake, Lagerman Reservoir, Dry Creek, Left Hand Reservoir, and Left Hand Creek. There are several agricultural ponds, ditches, and intermittent streams that contribute to the hydrologic conditions supporting wetland plant communities in the Planning Area.

The vegetation alliances in the Planning Area were classified in 2008, 2009, and 2011 in accordance with U.S. National Vegetation Classification protocols and procedures. **Figure 2-3 Vegetation Alliances** shows the results of those mapping efforts and provides an overview of what type of vegetation occurs throughout the Planning Area. The most common vegetation alliances across the Planning Area include: Introduced Species Agricultural Pasture, Disturbed Cultivated Agricultural Pasture, and Black-Tailed Prairie Dog Grassland Complex (**Table 2-2**, Vegetation Alliances within the Lagerman-Imel-AHI Open Space Complex). A plant species list is provided in **Appendix D**, Plant Species Encountered.

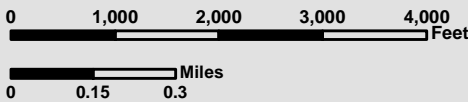
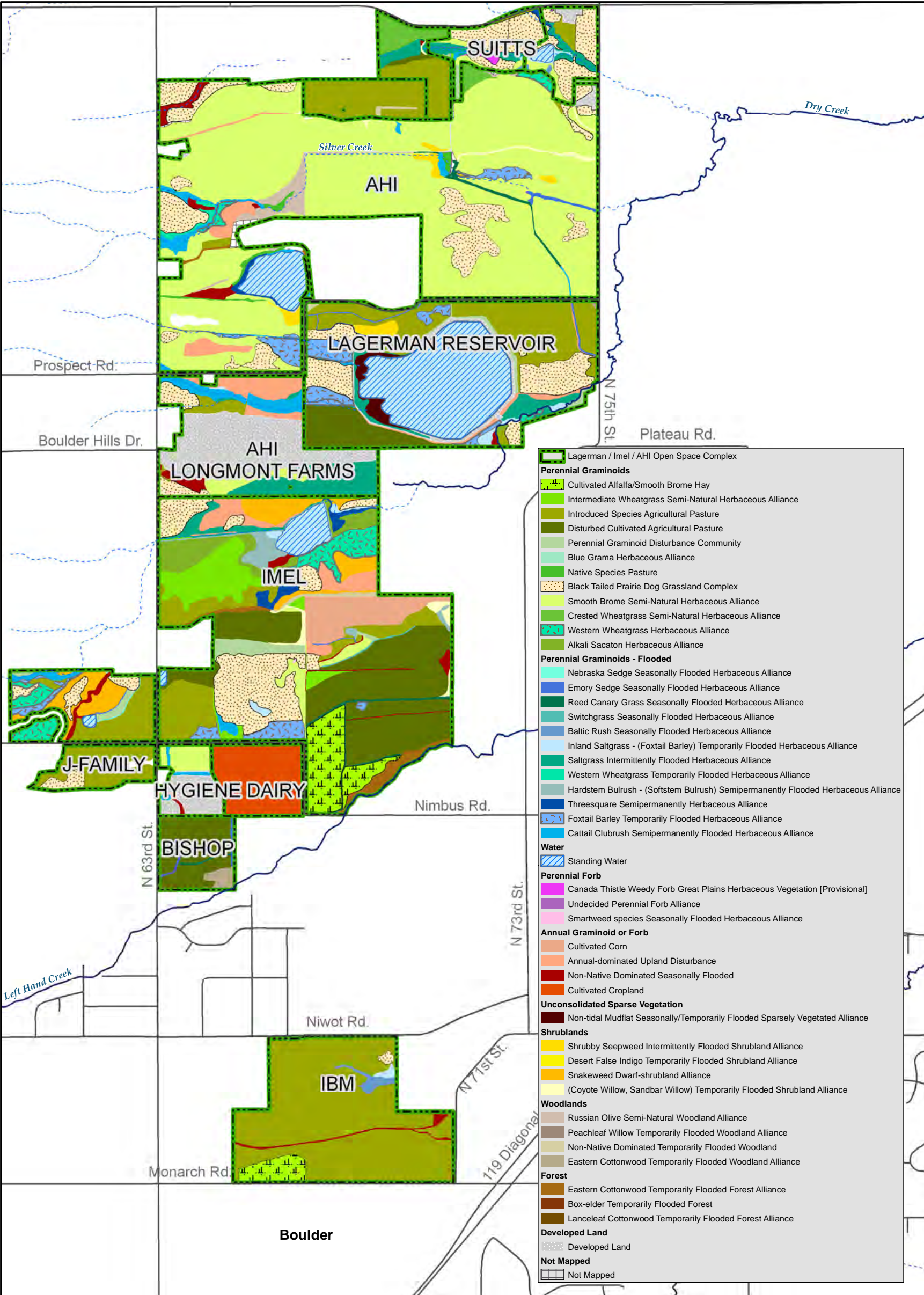
Table 2-1. Lagerman-Imel-AHI Open Space Complex Surface Water

Property	Description	Watershed ¹
AHI	<p>Silver Creek, an intermittent stream, flows west to east across the AHI property. The west and east reaches of this stream have some natural meanders and features, while the central portion has been channelized along the farm road. Silver Creek drains into Dry Creek east of 75th Street. Another intermittent stream occurs in the southwest parcel of AHI between 63rd Street and Prospect Road and leads to Lagerman Reservoir.</p> <p>Swede Lake includes a series of 3 interconnected reservoirs. The first (west) of these reservoirs is the largest and will be retained by Boulder County. The other two will be sold as part of the Double Dove sale.</p>	Dry Creek
AHI Longmont Farms	One intermittent stream flows through wetlands on the northern section of the property from the west, and eventually enters Lagerman Reservoir. A man made pond used to store water for agricultural purposes is located near North 63 rd St.	Dry Creek
Bishop	The southeast corner of the property is bounded by Left Hand Creek.	Lower Left Hand Creek
Hygiene Dairy	A small pond is located on the northwestern portion of the property. A man made pond used to store water for agricultural purposes is located on the southwestern portion of the property. Water for this pond is supplied from a larger water reservoir located to the west across North 63 rd Street.	Lower Left Hand Creek
IBM	There are no natural surface water bodies on the property.	Lower Left Hand Creek
Imel	<p>East and west of North 63rd Street, one intermittent stream runs through northern end of the property, flowing through Left Hand Reservoir (Budd Reservoir) and eventually becoming a tributary of Dry Creek No. 1. There are also two small ponds, one east of and one west of North 63rd Street.</p> <p>The southeast property boundary is bounded by Left Hand Creek. There is also one small pond in the middle of the property.</p>	<p>Dry Creek</p> <p>Lower Left Hand Creek</p>
Lagerman Reservoir	<p>Lagerman Reservoir is the principle water feature on the property. The reservoir is filled primarily by the Table Mountain Ditch. Water from this ditch enters the reservoir through a supply ditch at the western edge of the reservoir. A secondary inlet, which conveys drainage water from the slough immediately west of the reservoir, is also located on the western shore. The Lagerman supply Ditch, which carries water collected in the Dry Creek drainage southwest of the reservoir, enters the reservoir at the south embankment. Three outlets leading from the reservoir are located along the north and east shorelines. A concrete spillway is located southwest of the main outlet.</p> <p>Dry Creek crosses the southeastern corner of the property. Two intermittent streams run though the property from the west and enter the reservoir.</p>	Dry Creek
J-Family	There are no natural surface water bodies on the property.	Lower Left Hand Creek
Suitts	Two intermittent streams run though the property flowing through two stock ponds/wetlands, and eventually joining in the eastern pasture and becoming a tributary to Dry Creek No. 1.	Dry Creek

¹ Sixth-level watershed in Saint Vrain Watershed

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 2-3 Vegetation Alliances



DISCLAIMER: This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site specific studies may be required to draw accurate conclusions. Based on data and information obtained by Parks and Open Space as of March 2012.

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Table 2-2. Vegetation Alliances within the Lagerman-Imel-AHI Open Space Complex

Vegetation Alliances	Acreage
Smartweed Species Seasonally Flooded Herbaceous Alliance	0.1
Blue Grama Herbaceous Alliance	0.2
Nebraska Sedge Seasonally Flooded Herbaceous Alliance	0.5
Switchgrass Seasonally Flooded Herbaceous Alliance	1.0
Kentucky Bluegrass Semi-Natural Seasonally Flooded Herbaceous Alliance	2.0
Baltic Rush Seasonally Flooded Herbaceous Alliance	4.4
Eastern Cottonwood Temporarily Flooded Woodland Alliance	4.4
Emory Sedge Seasonally Flooded Herbaceous Alliance	4.9
Reed Canarygrass Seasonally Flooded Herbaceous Alliance	5.6
Non-Native Dominated Temporarily Flooded Woodland	5.6
(Coyote Willow, Sandbar Willow) Temporarily Flooded Shrubland Alliance	6.1
Non-tidal Mudflat Seasonally/Temporarily Flooded Sparsely Vegetated Alliance	6.7
Inland Saltgrass - (Hordeum jubatum) Temporarily Flooded Herbaceous Alliance	7.5
Three-square Semipermanently Flooded Herbaceous Alliance	7.6
Hardstem Bulrush - (Softstem Bulrush) Semipermanently Flooded Herbaceous Alliance	10.7
Crested Wheatgrass Semi-Natural Herbaceous Alliance	11.2
Disturbance Road	11.5
Eastern Cottonwood Temporarily Flooded Forest Alliance	12.4
Non-Native Dominated Seasonally Flooded Alliance	17.3
Perennial Graminoid Disturbance Community	19.5
Cattail Clubrush Semipermanently Flooded Herbaceous Alliance	20.7
Alkali Sacaton Herbaceous Alliance	23.5
Western Wheatgrass Herbaceous Alliance	26.7
Foxtail Barley Temporarily Flooded Herbaceous Alliance	29.8
Intermediate Wheatgrass Semi-Natural Herbaceous Alliance	33.7
Smooth Brome Semi-Natural Herbaceous Alliance	33.8
Snakeweed Dwarf-shrubland Alliance	37.5
Annual-dominated Upland Disturbance	39.9
Cultivated Cropland Including Hay	119
Saltgrass Intermittently Flooded Herbaceous Alliance	60.2
Disturbance Structures and Residences	65.7
Standing Water	106.7
Black Tailed Prairie Dog Grassland Complex	160.3
Disturbed Cultivated Agricultural Pasture	182.5
Introduced Species Agricultural Pasture	393.9

Upland Grasslands

Upland grasslands, some of which are irrigated, are important to the ecological and agricultural integrity of the Planning Area. Upland grasslands within the Planning Area are characterized by native and introduced grasses such as western wheatgrass (*Pascopyrum smithii*), crested wheatgrass (*Agropyron cristatum*), and smooth brome (*Bromus inermis*). Much of the upland grassland has been heavily grazed and has a large component of opportunistic native and non-native grasses and forbs.

Riparian and Wetlands

Water resources have an integral role in the success of riparian/wetland ecosystems in the Planning Area. Left Hand Creek provides water for riparian vegetation along the stream channel, and water from ditches and intermittent streams provide water to Swede Lake, Lagerman Reservoir, Left Hand Reservoir (Budd Reservoir) (and eventually Dry Creek No. 1), and nearby Dodd Reservoir, important habitats and recreation areas. Lateral ditches crisscross the properties to irrigate cropland and pastures, and stock ponds provide a water source for grazing livestock. Through ditch formation and leakage, water has created important and diverse wetlands, which scatter the Planning Area and provide a pollutant filtering system as well as habitat for birds, amphibians, small mammals, and rare plants.

Riparian. Riparian forests along Left Hand Creek within the Bishop and Imel properties provide important habitat for numerous wildlife species (**Figure 2-4**, Riparian Forest along Left Hand Creek). Standing dead cottonwoods play an important role for raptors and cavity nesting birds. The riparian forest community is dominated by various species of the willow family along the stream channel, surrounded by cottonwoods on the riparian benches. Native tree species include plains cottonwood (*Populus deltoids*) and peachleaf willow (*Salix amygdaloides*). The understory is generally dominated by introduced species such as smooth brome, chicory (*Chicorium intybus*), and kochia (*Bassia sierriviana*). Scattered shrubs such as desert false indigo (*Amorpha fruticosa*), sandbar willow (*Salix exigua*), and American plum (*Prunus americana*) complement the understory. Common non-native trees include crack willow (*Salix fragilis*) and Russian olives (*Elaeagnus angustifolia*).

In 2008, Biohabitats, Inc. conducted an evaluation of current riparian conditions on several reaches of creeks in the County, including Left Hand Creek (Biohabitats 2009). The section of Left Hand Creek, which forms the southeast boundary of the Imel property, received a score of 46.5, “high functioning”. Some characteristics of this section of Left Hand Creek include wide, mature riparian forest, agricultural fields on both sides of the creek, stable banks, and high species diversity.

Figure 2-4. Riparian Forest along Left Hand Creek



Wetlands. Wetlands are located on all of the properties in the Planning Area, and mainly consist of streamside wetlands, wet meadows, emergent marshlands, and alkali wetlands. The wetlands in the Planning Area, which includes both delineated wetlands as well as non-delineated wet areas, provide diverse habitats for a variety of wildlife species, and are important in sustaining water supplies for aquatic species and downstream users. Locations and boundaries of wetlands determined by Wright Water Engineers (1993) and by Parks & Open Space staff can be found on **Figure 2-5 Wetlands**.

Wetlands occur along the bottomlands adjacent to Left Hand Creek and along some of the ditches, and generally include various types of willows and a variety of sedges (*Carex spp.*) and rushes (*Juncus spp.*). These wetlands are important for floodwater retention and habitat diversity.

Intermittent drainages bisect upland areas and are vegetated with wetland species that occur in moister soils such as sedges, rushes, and cattails (*Typha spp.*). Dominant noxious weeds include hoary cress (*Cardaria draba*), perennial pepperweed (*Cardaria latifolium*), and Canada thistle (*Cirsium arvense*).

Wet meadows generally consist of sedges, rushes, and mesic grasses. Some of the more significant wet meadow complexes in the Planning Area include areas on the AHI, Lagerman Reservoir, AHI Longmont Farms, and Imel properties. Wet meadows generally occur among upland grasslands and irrigated pastures dominated by foxtail barley (*Critesion jubatum*), curly doc (*Rumex crispus*), whitetop (*Cardaria draba*), and common threesquare (*Schoenoplectus pungens*).

Palustrine wetlands consisting primarily of cattails, rushes, and sedges (with scattered willow trees and shrubs) are scattered throughout the Planning Area. These wetlands are intermixed with both riverine wetlands and wet meadows in areas where favorable conditions exist.

Alkali wetlands on the Suitts, Lagerman Reservoir, and Imel properties are found adjacent and upslope of palustrine wetlands, in areas with a slightly lower water table, not perennially saturated. These alkali wetlands are composed of alkali sacaton (*Sporobolus airoides*), Pursh seepweed (*Suaeda calceoliformis*), and saltgrass (*Distichlis spicata var. stricta*). A few other alkali tolerant species may persist in these wetlands. This plant community has been identified and tracked by the Colorado Natural Heritage Program (CNHP) due to its rarity in the state and biological importance.

Special Status Plant Species

Special status plant species include those species that are a candidate for, proposed as, or listed as threatened and endangered at a federal level by the US Fish and Wildlife Service (USFWS). CNHP-listed species are those that are listed as imperiled or rare by the CNHP. Parks & Open Space also considers the effects of proposed actions on sensitive plants as determined by CNHP. No BCCP-designated rare plant species have been found on the Lagerman-Imel-AHI Open Space Complex properties (County 2010a).

No special status plant species were identified in the Planning Area; however, significant wetland habitat exists that could support two federally threatened and CNHP-listed plant species: Colorado butterfly plant (*Guara neomexicana ssp. coloradensis*) and Ute ladies' tresses orchid (*Spiranthes diluvialis*) (**Table 2-3 Special Status Plants and Communities Potentially Occurring in the Planning Area**). These plants were not encountered in normal vegetation mapping procedures.

Colorado Butterfly Plant

The Colorado butterfly plant is threatened largely due to degradation of its streamside meadow habitat. Non-selective herbicide spraying, haying and mowing at certain times of year, water diversion, land conversion for cultivation, competition from exotic plants, and urban sprawl are the main threats to this native wildflower (CNE 2010a).

Table 2-3. Special Status Plants and Communities Occurring or Potentially Occurring in the Planning Area

Species or Community	Habitat	Status
Colorado butterfly plant (<i>Guara neomexicana</i> ssp. <i>coloradensis</i>)	Riparian areas, streamside	F ^T G3T2/S1
Ute ladies' tresses orchid (<i>Spiranthes diluvialis</i>)	Open, marshy meadows, streamside	F ^T G2G3/S2
<i>Distichilis spicata</i> Herbaceous Vegetation (Salt Meadows)*	Alkali Wetlands	S3
<i>Sporobolus airoides</i> Southern Plains Herbaceous Vegetation (Great Plains Salt Meadows)*	Alkali Wetlands	S3
<i>Suaeda calceoliformis</i> Herbaceous Vegetation*	Alkali Wetlands	S2
F ^T – Federally Threatened	CNHP Status: G2 – Globally: imperiled G3 – Globally: vulnerable to extirpation or extinction S1 – Subnationally: critically imperiled S2 – Subnationally: imperiled S3 – Subnationally: vulnerable to extirpation or extinction T2 – Subspecies: imperiled	

Source: (CNE 2010a and 2010b, CNHP 2010)

* These plant associations have been documented on-site.

Ute Lady's Tresses Orchid

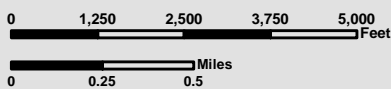
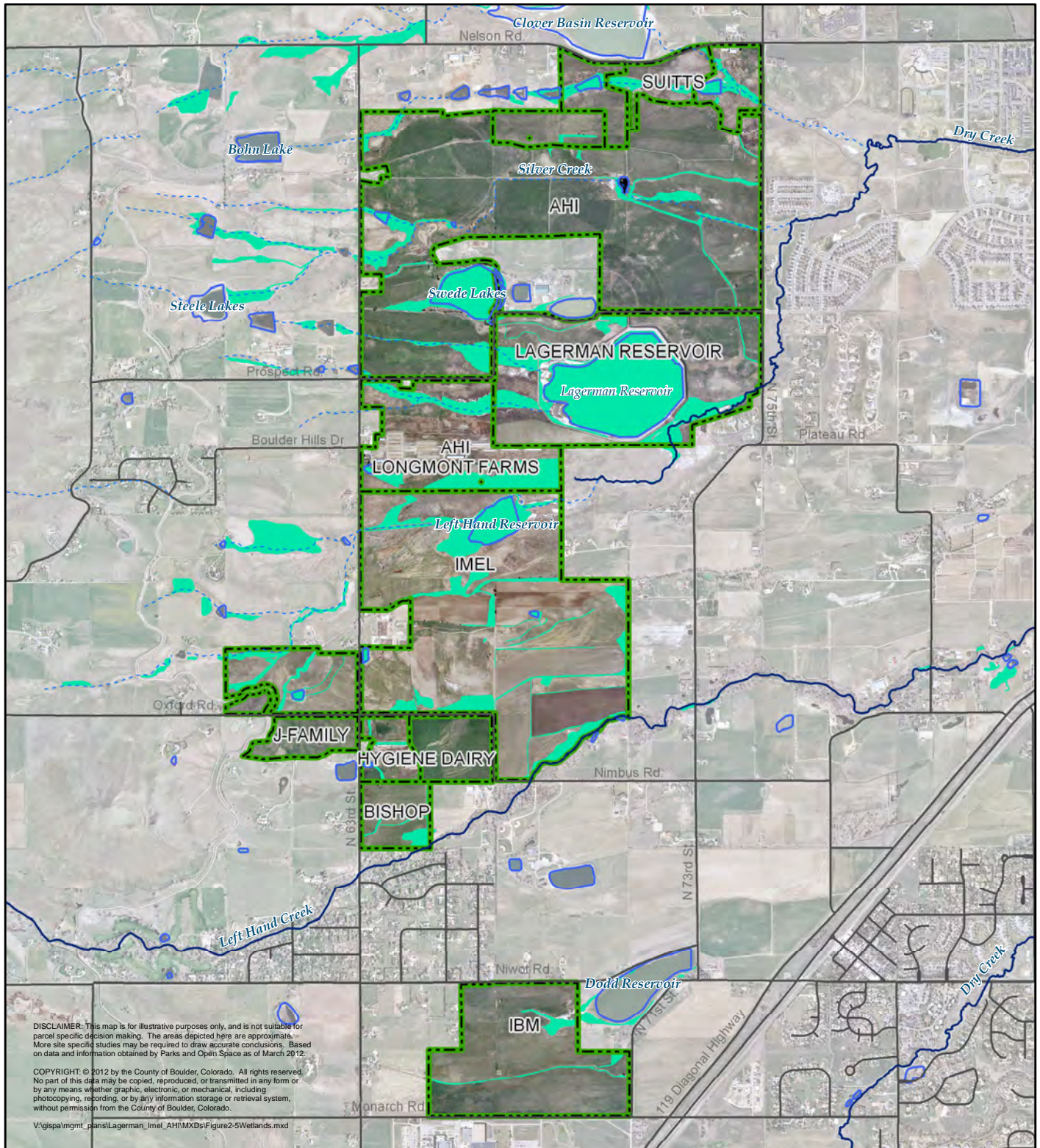
Recent invasions of weedy species are one of the largest threats to the Ute ladies'-tresses orchid; aggressive exotic species such as purple loosestrife (*Lythrum salicaria*) and reed canary grass (*Phalaroides arundinacea*) can force the orchid out of many areas. Loss of habitat through agriculture and development is another major threat to the sustainability of this species. As waterways are more controlled through diversions and dams, the orchid's habitat is increasingly restricted (CNE 2010b).

Special Status Plant Communities

Three plant communities found in the Planning Area are tracked by the CNHP due to their rarity in the state and biological importance (**Table 2-3**). These include saltgrass (*Distichilis spicata*) herbaceous vegetation (salt meadows), Pursh seepweed (*Suaeda calceoliformis*) herbaceous vegetation, and alkali sacaton (*Sporobolus airoides*) Southern Plains herbaceous vegetation (Great Plains salt meadows). In addition, other unique plant communities include broad-leaved cattail (*Typha latifolia*) wetland and saltgrass-alkali sacaton-western wheatgrass salt meadow (*Distichilis spicata* var *stricta*-*Sporobolus airoides*-*Agropyron smithii*).

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 2-5 Wetlands



- Lagerman / Imel / AHI Open Space Complex
- Wetlands*
- Reservoir or Pond
- Major Perennial Stream
- Intermittent Stream

*Includes non-delineated wetlands based on Vegetation Alliance Mapping

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Noxious Weeds

Noxious weeds threaten native plant communities by displacing desirable native species. Weeds are especially prevalent in prairie dog colonies, where fragmented and size-restricted habitats have resulted in increased herbivory. Alien plants that are highly invasive usually do not have natural pathogens and predators to keep their populations under control. Some non-natives contain allelopathic chemicals, which can suppress the growth of other species and allow the plant to grow in single-species stands.

Since 1990, Colorado's natural and agricultural resources have been protected by the Colorado Noxious Weed Act (35-5.5 Colorado Revised Statute). More recent revisions to the Act enable county and city governments to implement management programs aimed at noxious weeds in order to reclaim infested acres and protect weed-free land. These changes included prioritizing the State's noxious weed list into three separate lists, A, B and C.

- List A plants are designated for elimination on all county, state, federal and private lands.
- List B includes plants whose continued spread should be stopped.
- List C plants are selected for recommended control methods.

Noxious weeds have not been extensively mapped by Parks & Open Space on the Lagerman-Imel-AHI Open Space Complex. Some weed species found in the Planning Area include (but are not limited to):

- **List A species:** none found
- **List B species:** Hoary cress, Salt Cedar (*Tamarix sp.*), Russian olive, Canada thistle, musk thistle (*Carduus nutans*), common teasel (*Dipsacus fullonum*), bull thistle (*Cirsium vulgare*), quackgrass (*Elytrigia repens*), moth mullein (*Verbascum blattaria*)
- **List C species:** cheatgrass (*Bromus tectorum*), field bindweed (*Convolvulus arvensis*), mullein (*Verbascum thapsus*), chicory, burdock (*Arctium minus*)

Kochia has been removed from the State Noxious Weed List, but continues to present challenges on properties in the Planning Area.

Management of noxious weeds on Parks & Open Space properties, including properties in the Planning Area, is guided by the *Boulder County Noxious Weed Management Plan* (County 2004) and *Parks & Open Space Weed Management – Policies and Procedures* (County 2010b).

2.1.6 Wildlife and Aquatic Species

The Lagerman-Imel-AHI Open Space Complex provides habitat for a broad range of wildlife species. Upland, riparian, and aquatic habitats all occur in the Planning Area. This includes native riparian habitat along Left Hand Creek, as well as shoreline habitat at Lagerman Reservoir and numerous stock ponds. Irrigation ditches also create some level of artificial aquatic habitat on these properties that change with the irrigation season, wetness of the summer, and grazing pressure. Very little native vegetation is found on the upland areas of these properties. The majority of these uplands contain both dryland and irrigated pasture for grazing and hay production or grain crops such as corn. **Figure 2-6 Wildlife** shows important wildlife areas, and **Appendix E, Potential Wildlife Species**, provides a list of potential wildlife species that may occur in the Planning Area.

Mammals

The riparian corridors, as well as the drier native uplands, provide the best habitat for a variety of mammal species. Common mammal species that may be found in the riparian habitat in the Planning Area include fox squirrel (*Sciurus niger*) and long-tailed weasel (*Mustela frenata*). Uncommon are white-tailed deer (*Odocoileus virginianus*) and perhaps an occasional mink (*Mustela vison*). White-tailed deer and fox squirrels are eastern species that have moved westward along riparian corridors with abundant food and cover. Larger carnivores that might be found on any of the properties include red fox (*Vulpes vulpes*) and coyote (*Canis latrans*). Small mammals including deer mouse (*Peromyscus maniculatus*), prairie vole (*Microtus ochrogaster*), and black-tailed

prairie dog are prevalent and form the base of the food pyramid for a variety of carnivores utilizing the properties.

Other mammals that occur in the Planning Area include striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), and house mouse (*Mus musculus*). These species have adapted well and actually thrive in and near urban and agricultural areas. Several bat species will also be found foraging over the fields, wetlands, and ponds, and roosting in large trees (primarily in the riparian areas) as well as barns and outbuildings. Both big and little brown bats (*Eptesicus fuscus* and *Myotis lucifugus*) are adapted to roosting in buildings. Bats that are primarily found in riparian areas include the large, colorful hoary bat (*Lasiurus cinereus*) and the silver-haired bat (*Lasionycteris noctivagans*). A detailed description of sensitive mammal species is provided under Special Status Species.

Birds

A diversity of bird species, including a number of neotropical migratory birds and raptors, utilize the Planning Area for nesting, resting, and feeding sites. Many of these species will occur almost exclusively in the riparian woodlands of Left Hand Creek and the various pockets of well-developed, complex shorelines and wetlands associated with the many small stock ponds, Swede Lake, Left Hand Reservoir (Budd Reservoir), and Lagerman Reservoir. The agricultural fields in the Planning Area are also rich with bird life, including grassland-nesting species. Some of the neotropical migrants pass only briefly through the area on their way between more northerly and southerly climes, but others stay to breed. The large tracts of continuous habitat in the Planning Area help support populations of these birds that occur in the area.

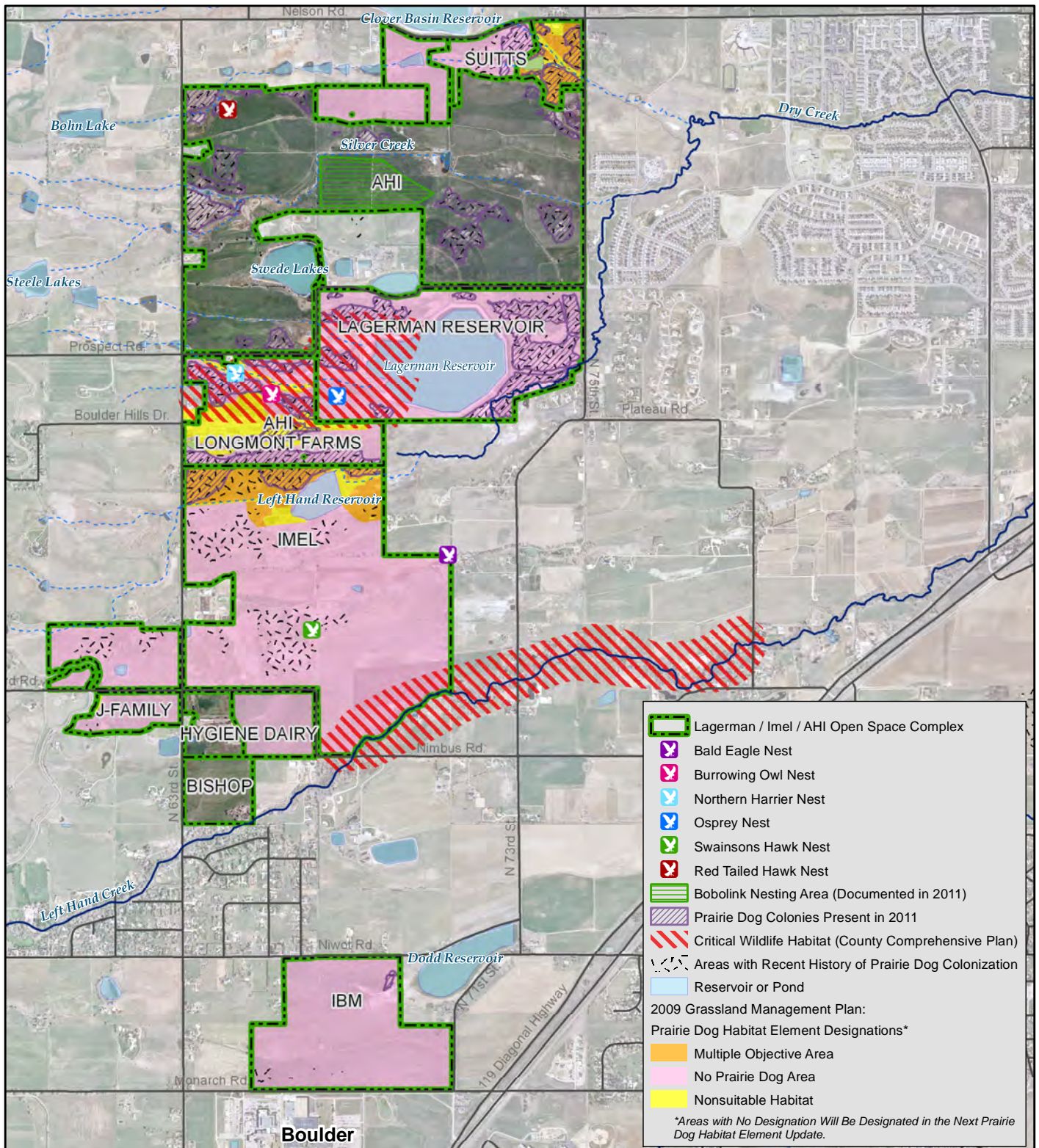
Numerous birds potentially use the Planning Area for nesting and foraging habitat, including red-winged blackbirds (*Agelaius phoeniceus*), European starling (*Sturnus vulgaris*), brown-headed cowbird (*Molothrus ater*), common grackle (*Quiscalus quiscula*), black-billed magpie (*Pica pica*), American robin (*Turdus migratorius*), mourning dove (*Zenaida macroura*), red-naped sapsucker (*Sphyrapicus nuchalis*), American goldfinch (*Carduelis tristis*), black-capped chickadee (*Parus atricapillus*), northern flicker (*Colaptes auratus*), bullock's oriole (*Icterus bullockii*), western kingbird (*Tyrannus verticalis*), savannah sparrow (*Passerculus sandwichensis*), and several species of swallows. Bobolink (*Dolichonyx oryzivorus*), a species of special concern in Boulder County, has been observed nesting at AHI.

The Planning Area provides nesting and/or foraging habitat for several raptor species, including red-tailed hawk (*Buteo jamaicensis*), Swainson's hawk (*Buteo swainsoni*), great horned owl (*Bubo virginianus*), barn owl (*Tyto alba*), and osprey (*Pandion haliaetus*). Northern harrier (*Circus cyaneus*), burrowing owl (*Athene cunicularia*), and bald eagle (*Haliaeetus leucocephalus*), all species of special concern in Boulder County, are known to occur within the Planning Area. An osprey nest platform is located on the southwestern corner of the Lagerman Reservoir property. A pair of osprey has been nesting at this site for over 10 years. Besides foraging throughout the Planning Area, a pair of bald eagles recently (winter 2012) constructed a nest along the Holland Ditch on private property immediately adjacent to the Planning Area. Locations of known raptor nests are provided on **Figure 2-6 Wildlife**. A detailed description of sensitive raptor species is provided under Special Status Species.

An abundance of water birds utilizes the ponds, wetlands, and reservoirs in the Planning Area. These water bodies are important to wading birds (e.g. heron, ibis, and rail species) and migratory waterfowl (e.g. mallard (*Anas platyrhynchos*), Canada goose (*Branta Canadensis*), cinnamon teal (*Anas cyanoptera*), redhead (*Aythya Americana*), common goldeneye (*Bucephala clangula*), gadwall (*Anas strepera*), and ring-necked duck (*Aythya collaris*). The open space complex also has great value for shorebirds (shallow water and exposed mudflats), especially in Lagerman Reservoir when water levels are appropriate. Common shorebird species include killdeer (*Charadrius vociferous*), American avocet (*Recurvirostra americana*), greater yellowlegs (*Tringa melanoleuca*), spotted sandpiper (*Actitis macularia*), and Wilson's phalarope (*Phalaropus tricolor*). American white pelican (*Pelecanus erythrorhynchos*) and great blue heron (*Ardea herodias*) are some of the larger aquatic birds that may use Lagerman Reservoir.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 2-6 Wildlife



0 1,250 2,500 3,750 5,000 Feet
0 0.25 0.5 Miles



DISCLAIMER: This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site specific studies may be required to draw accurate conclusions. Based on data and information obtained by Parks and Open Space as of March 2012.

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Amphibians and Reptiles

Significant herpetile complexity could be supported by the diverse habitat found in the Planning Area. Prairie dog colonies could contain tiger salamanders (*Ambystoma tigrinum*), and various species of toads and frogs occur in Lagerman Reservoir, Left Hand Creek, and the assorted stock ponds and wetlands dispersed throughout the Planning Area. The aquatic habitats support different garter snake species, while the upland habitat with a diverse rodent population supports bullsnakes (*Pituophis catenifer*) and western rattlesnakes (*Crotalus viridis helleri*). Although undocumented, the Planning Area also provides suitable habitat for northern leopard frog (*Rana pipiens*).

Aquatic Species

Lagerman Reservoir's fish population is developed through the Colorado Division of Parks & Wildlife¹ (CPW) and Parks & Open Space's stocking program. The reservoir has been stocked with largemouth bass (*Micropterus salmoides*), walleye (*Sander vitreus*), black crappie (*Pomoxis nigromaculatus*), bluegill (*Lepomis macrochirus*), tiger muskie (*Esox Masquinongy* X *E. lucius*), saugeye (*Stizostedion canadense* X *S. vitreum*) and channel catfish (*Ictalurus punctatus*). Other fish in the reservoir include gizzard shad (*Dorosoma cepedianum*), common carp (*Cyprinus carpio*), black bullhead (*Ameiurus melus*), fathead minnow (*Pimephales promelas*), and mosquitofish (*Gambusia affinis*). Poor water quality and lack of complex shoreline habitat for juvenile survival inhibits the ability to maintain Lagerman Reservoir as a quality fishery. Several years of ongoing stockings of various species have not resulted in recruited populations.

During Parks & Open Space fish surveys in 2007, a diverse list of fish species were found in Left Hand Creek on the Imel property, including fathead minnow, longnose dace (*Rhinichthys cataractae*), brown trout (*Salmo trutta*), and others. These species can tolerate the changing, low water conditions that are prevalent in plains streams.

Special Status Species

Special status wildlife species include those species that are a candidate for, proposed as, or listed as threatened and endangered at a federal level by the USFWS; and species that are listed as endangered, threatened, or species of special concern by CPW. Parks & Open Space also considers the effects of proposed actions on sensitive wildlife as determined by CNHP. **Table 2-4**, Special Status Wildlife Occurring or Potentially Occurring in the Planning Area, lists designated species potentially occurring in the Lagerman-Imel-AHI Open Space Complex.

Preble's Meadow Jumping Mouse

The Preble's meadow jumping mouse (*Zapus hudsonius preblei*) lives primarily in heavily vegetated, shrub-dominated riparian (streamside) habitats and immediately adjacent upland habitats along the foothills of southeastern Wyoming south to Colorado Springs along the eastern edge of the Front Range. The Colorado portion of this area has undergone rapid residential, commercial, and industrial development that has impacted the Preble's meadow jumping mouse habitat (USFWS 2010a).

Preble's meadow jumping mouse, a federally and state threatened species, may occur along Left Hand Creek or associated ditches on the Imel property. However, two surveys for this species conducted upstream along Left Hand Creek did not detect the species and it is thought not to be present along Left Hand Creek in the Planning Area.

¹ Note: The Colorado Division of Wildlife and Colorado State Parks recently transitioned into one agency, which is reflected in this management plan.

Table 2-4. Special Status Wildlife Occurring or Potentially Occurring in the Planning Area

Species	Habitat	Status
Prebles meadow jumping mouse (<i>Zapus hudsonius preblei</i>)	Foothills and mountain grassland near wetland/riparian areas	FT, ST G5T2/S1
Black-tailed prairie dog* (<i>Cynomys ludovicianus</i>)	Dry mesic areas	SC G4/S3
Bald eagle* (<i>Haliaeetus leucocephalus</i>)	Estuaries, large lakes, reservoirs, rivers, and some seacoasts	ST G5/S1B, S3N County Species of Concern
Burrowing owl* (<i>Athene cunicularia</i>)	Grasslands, rangelands, agricultural areas, deserts, or any other dry, open area with low vegetation	ST G4/S4B County Species of Concern
Ferruginous hawk* (<i>Buteo regalis</i>)	Open plains, short-grass prairie, and desert uplands	SC G4/S3B, S4N
Northern leopard frog (<i>Rana pipiens</i>)	Wet meadows and banks of ponds, lakes, and streams	SC G5/S3
Common garter snake (<i>Thamnophis sirtalis</i>)	Grasslands, woodlands, shrub brush, chaparral, and forests (commonly found near water)	SC
Bobolink* (<i>Dolichonyx oryzivorus</i>)	Grasslands, hay fields	G5/ S3B County Species of Concern
Northern Harrier* (<i>Circus cyaneus</i>)	Wetlands, grasslands	County Species of Concern
FT – Federally Threatened ST – State Threatened SC – State Special Concern	<u>CNHP Status:</u> G4 – Globally: apparently secure G5 – Globally: demonstrably widespread, abundant, and secure S1 – Subnationally: critically imperiled S3 – Subnationally: vulnerable to extirpation or extinction S4 – Subnationally: apparently secure T2 – Subspecies: imperiled B – Breeding populations N – Non-breeding population	

Source: (USFWS 2009, 2010a, 2010b, and 2010c, CDOW 2010, CNHP 2010)

* These species have been documented on-site.

Black-tailed Prairie Dog

In August 2004, the USFWS removed the black-tailed prairie dog from the candidate species list (USFWS 2004). The species had been a candidate species for listing as threatened under the Endangered Species Act (ESA) since February 2004. Conservation of the species is important because they are an important

component of the grassland ecosystem and because agriculture and development pressures continue to displace them.

Black-tailed prairie dogs, a state species of concern, have historically occurred on properties in the Planning Area, and the species still exists on several properties. Based on 2011 Parks & Open Space prairie dog inventories, black-tailed prairie dog colonies were present on the AHI, Suitts, Lagerman Reservoir, AHI Longmont Farms, and Imel. See **Figure 2-6 Wildlife Habitat** for 2011 mapping of prairie dog colonies. On the Imel and Lagerman Reservoir properties, prairie dogs have made a significant impact on agricultural productivity over the last several years, especially on the northern section, and the south central portion of property.

The *Boulder County Grassland Management Plan; Prairie Dog Habitat Element* addresses prairie dog management on County properties (County 2009a). Due to the actively managed cropland use of the properties and the surrounding land uses, most of the land in the Planning Area is categorized as No Prairie Dog Areas. However, the eastern portion of the Suitts property and northern section of the Imel property are managed as Multiple Objective Areas (MOA). **Figure 2-6** shows the current prairie dog management designations. AHI, Bishop, and portions of Hygiene Dairy were not included in the last update of the Prairie Dog Habitat Element, but will be included in the next round of updates.

Bald Eagle

On August 9, 2007, the bald eagle was removed from the ESA federal list of threatened and endangered species. Although they are delisted, bald eagles are still protected by the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and the Lacey Act (USFWS 2010c). Bald eagles are still a state threatened species. They have been observed in the Planning Area and are known to roost and hunt in this area, particularly in the vicinity of AHI and Lagerman Reservoir. In addition, as of February 2012, Parks & Open Space wildlife biologists have documented a pair of bald eagles constructing a nest along the Holland Ditch on private property immediately east of the Planning Area (**Figure 2-6 Wildlife Habitat**). Although on private property, the location of this nest will influence future management within the Planning Area.

Burrowing Owl

Instead of nesting in trees, as most birds do, the burrowing owl gets its name from living in burrows. Burrowing owls are found in grasslands, rangelands, agricultural areas, or any other dry, open area with low vegetation. The owl makes its own holes, but more commonly lives in abandoned prairie dog and squirrel holes. Agriculture and development of vacant land are threats to potential owl habitat (TWO 2010). Burrowing owls, a state threatened species, have been identified in the recent past (2009) on the western edge of the Lagerman Reservoir property and the northern/eastern edge of the AHI Longmont Farms property.

Ferruginous Hawk

Named for its ferruginous (rust-colored) feathers, the ferruginous hawk (*Buteo regalis*) is found in open arid regions of western North America where they feed primarily on small mammals especially ground squirrels, rabbits and prairie-dogs. Though it can still be found throughout most of its historical range, large portions of its preferred habitat have been converted to agriculture. Primary threats are loss of habitat from agriculture and reduction in the number of available prey species due to habitat loss and deliberate eradication programs (Audubon 2010). Ferruginous hawks, a state threatened species, have been identified hunting on properties in the Planning Area during the winter months.

Northern Leopard Frog

A proposal to list the western population of the northern leopard frog as a federally threatened or endangered species under the ESA was recently under review by the USFWS, but was found to be unwarranted at this time (USFWS 2009, 2011). This species, however, continues to be a species of state and local concern. The aquatic habitat, including Left Hand Creek and ponds located on AHI, Suitts, and Imel properties are potential habitat areas. Aquatic species surveys of Left Hand Creek, completed by Parks & Open Space in 2007, did not identify any northern leopard frogs. No other known surveys for this species have been

conducted in the Planning Area. Competition and consumption by introduced bullfrogs (*Rana catesbeiana*) and garter snakes is a potential reason for the exclusion of northern leopard frogs from habitats in the Planning Area.

Common Garter Snake

The common garter snake (*Thamnophis sirtalis*) inhabits marshes, ponds, and the edges of streams (eNature 2010). For the most part, it is restricted to aquatic, wetland, and riparian habitats along the floodplains of streams. Primary threats to species decline are loss of habitat from agriculture and development. Common garter snakes, a state species of concern, are most likely found in aquatic habitat, including Left Hand Creek and Lagerman Reservoir, and smaller ponds in the Planning Area.

Bobolink

Bobolink is a rare grassland bird species in Boulder County that is declining. The species is found in grasslands and irrigated tallgrass / pasture areas. The primary threat is conversion of grasslands to other land uses. Breeding bobolink were found in the center hayfield at AHI in 2011.

Northern Harrier

Northern harrier is a species of special concern in Boulder County that occurs in wetlands, grasslands, and open fields. The species is threatened by loss and fragmentation of wetland and grassland habitats. A northern harrier nest is located on AHI Longmont Farms, and much of the Planning Area is used for hunting.

2.1.7 Overall Biological and Conservation Value

Conservation Areas

There are currently no Parks & Open Space designated Conservation Areas (CAs) in the Planning Area. The purpose of CAs on Parks & Open Space properties is to protect the habitat values found within the designated area. Although no CAs exist, most of the western half of the Lagerman Reservoir property, the northern half of the AHI Longmont Farms property, and the Left Hand Creek corridor on the Imel property has been designated as Critical Wildlife Habitats in the BCCP (County 2010a). The riparian areas in these two locations provide high quality habitat for wildlife. These two designated Critical Wildlife Habitat areas are illustrated on **Figure 2-6 Wildlife Habitat**.

In addition, Lagerman Reservoir has had an 85-acre seasonal (April 1 through August 31) closure area since 1986 (**Figure 2-6 Wildlife Habitat**). The closure serves the same purpose as CAs found on other Parks & Open Space properties. The seasonal closure area provides a large, insulated area where wildlife, including potential nesting species such as burrowing owls, Northern harriers, and osprey are less disturbed by human activity during the active nesting period.

Wildlife Linkages and Corridors

Lagerman-Imel-AHI Open Space Complex includes properties that have areas either managed specifically for wildlife (e.g. Lagerman Reservoir) or are not specifically managed, but provide value to wildlife including pastureland, riparian habitat, and wetland. In addition, the proximity of Left Hand Creek and its riparian corridor provide an important connection to Lagerman-Imel-AHI Open Space Complex. The BCCP depicts significant environmental resources within the County and the Left Hand Creek corridor is identified as a Stream Habitat Connector (County 2010a). This corridor allows wildlife to move across and within the landscape as they travel through a matrix of urban, rural residential, agricultural, and preserved lands.

In addition, the number, size, and diversity of irrigation ponds, ditches, reclaimed gravel pits, grasslands, wetlands, and riparian area throughout the entire eastern plains of Boulder County also provide vital linkages, corridors, and habitats for numerous wildlife species, including many bird species that frequent the Planning Area. The Lagerman-Imel-AHI Open Space Complex is a vital component of this larger ecological landscape.

2.2 VISUAL AND SOUND RESOURCES

2.2.1 Overview

This section provides an overview of the existing scenic and sound resources within the Planning Area, as well as the elements detracting from scenic and sound quality. Visual resources are often described in terms of different views. The three most commonly used terms for views refer to distance from the viewer, and are: (1) foreground (near), (2) middleground (farther away), and (3) background (distant).

2.2.2 Visual Resources

The Lagerman-Imel-AHI Open Space Complex represents an important visual and scenic resource within this area of the County. Although Lagerman Reservoir was created for water storage, the resulting lakefront setting affords visitors with panoramas of the reservoir and the surrounding natural and rural landscape. The rolling topography provides significant variety in both viewpoint orientation and available viewsheds, creating a wealth of viewing conditions and opportunities. These resources include a combination of panoramic views in which the surrounding agricultural lands form the dominant foreground element, the distinctive rural landscape features and built features in the middleground, and the surrounding foothills and mountain peaks in the background.

Panoramic Views

The Planning Areas most significant scenic resources are the dramatic and high quality panoramic views that are available. These panoramas include middleground views across Lagerman Reservoir and the surrounding agricultural land in the Planning Area, as well as background views out over the surrounding foothill and mountain landscape. For example, sweeping views of areas west of the Planning Area include the Flatirons west of the City of Boulder, Haystack Mountain, Table Mountain, the Rocky Mountain Foothills, and the County's highest point, Longs Peak. North and south-facing views include the regionally characteristic landscape of rolling hills, open farmlands, and scattered riparian woodlands (**Figure 2-7**, View of Lagerman Reservoir Looking West, **Figure 2-8**, View of Landscape Looking Southwest from AHI Open Space). Each of these panoramas includes a unique combination of water, sky, and natural and built features.

Figure 2-7. View of Lagerman Reservoir Open Space Looking West



Figure 2-8. View of Landscape Looking Southwest from AHI Open Space

Distinctive Built Features

The aesthetic value of built features in the natural landscape is subject to different interpretations. Whereas such features are often distinctive because of their contrast with their setting, determining whether their aesthetic contribution is positive or negative can be quite subjective. For example, the damming of Lagerman Reservoir has resulted in a number of distinctive built features. These features include Lagerman dam, a concrete structure more than 4,000 feet long and 32 feet high. Associated structures include a concrete spillway with riprap. This type of engineering project certainly detracts from the “natural and rural” character of the setting, and the natural and rural character of the Planning Area is one of its scenic strengths. However, without the dam, the reservoir would not exist.

Other visually distinctive built features include farm and residential structures on the AHI, Suitts, AHI Longmont Farms, and Imel properties. However, given the dominant agricultural and rural residential character of this area of unincorporated Boulder County, these structures are not highly distinguishing features from the surrounding areas.

2.2.3 Sound Resources

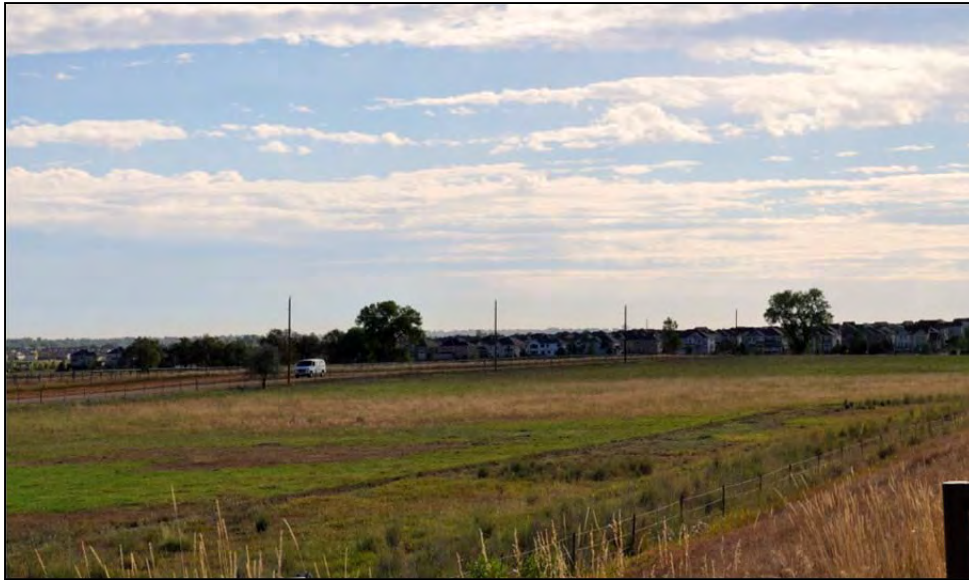
To many, open space provides a respite from the noise of urban living including the sounds of traffic, and other people. The Planning Area can provide peace and quiet to those seeking it. In addition, visitors can experience many natural sounds such as bird songs, flowing or lapping water, and gentle breezes. Others may appreciate the sounds of agricultural operations (e.g. cattle, farm equipment, etc.) or the sounds of others recreating along trails or Lagerman Reservoir.

2.2.4 Elements Detracting from Visual and Sound Resources

Although it too is subjective, there are several locations in the Planning Area where urban and industrial development immediately adjacent to the Planning Area may be to some visually intrusive. As the Longmont area continues to urbanize, homes and commercial/light industrial facilities are being built overlooking the Planning Area and surrounding open space lands. **Figure 2-9**, View of Longmont Looking East from Lagerman Reservoir Open Space, locates visual intrusion of urban development east of the Planning Area. This is most evident at AHI, Suitts, and Lagerman Reservoir, where residential development adjoins the Planning Area along North 75th Street. This view is in stark contrast to western and northern directions that

contain rolling hills with a mix of agricultural and rural residential uses. The Planning Area is also surrounded by roads with significant traffic volumes, which may have both visual and sound impacts. Another distraction may be power lines, which are visible from certain points within the Planning Area.

Figure 2-9. View of Longmont Looking East from Lagerman Reservoir Open Space



Views to the south from the IBM property include the large IBM industrial facility, a small business complex southeast of the Monarch Road and North 71st Street intersection, and State Highway (SH) 119 (**Figure 2-10, View Looking South from IBM Open Space**). Development surrounding the remaining areas of the Planning Area displays a range of densities from high-end rural ranchette subdivisions to large farms.

In several locations throughout the Planning Area, built features or human intervention detract from the overall visual quality and ultimately the visitor experience. These features include the Lagerman Reservoir dam, parking lot and other structures associated with recreation activities, and agricultural facilities and infrastructure. In addition, the seasonal fluctuation in the water level of Lagerman Reservoir and other water bodies has significant visual implications.

Sounds that may detract from the visitor's experience include the sounds of traffic along adjacent streets, airplanes flying overhead, farming operations, dogs barking, loud music, and shouting by other visitors.

Figure 2-10. View Looking South from IBM Open Space



2.3 CULTURAL RESOURCES

2.3.1 Historic Resources

Historic resource or historic property are any prehistoric or historic district, site, building, structure, or object having importance in the history, architecture, archaeology, or culture of either Boulder County, the State of Colorado, or the United States.

Parks & Open Space staff conducted a search of the Colorado Office of Archaeology and Historic Preservation's online cultural resource database for the AHI, Suitts, Lagerman Reservoir, AHI Longmont Farms, Imel, J-Family, Hygiene Dairy, Bishop, and IBM open space properties. The purpose of a file search is to compile information to determine if previous cultural resource inventories have been completed or if cultural resources have been identified within a specific project area. The file search resulted in identification of the following previously recorded historic sites.

- Site 5BL.9612:** The site was originally recorded by the County on February 15, 2005. At the time of the recording, the site contained the following structures: one house, one barn, one shed, one sale barn, and one show barn. The site was not found to be eligible for the NRHP, for the State Register of Historic Properties, or as a Boulder County Landmark. The County demolished the small barn and shed in October 2007. The house, show barn, and sale barn remain on site.
- Site 5BL.10261:** The site was originally recorded by the County between May 24 and June 6, 2006. At the time of the recording the site consisted of a vacant turkey farm operation that included the following structures: four houses, one bunkhouse, one barn, one loading chute/corral area, one garage/shop/office, one granary/storage/animal facility, three pump houses, two sheds, four steel tank grain bins, two garages, one well pad, one well house, one machine shed/shop, three collapsed brooder houses, 24 turkey houses, and 26 grain bins. The site was not found to be eligible for the NRHP, for the State Register of Historic Properties, or as a Boulder County Landmark. During April and May 2009, the County demolished brooder houses 14, 15 and 16; turkey houses 27–41 and 44–47; and grain bins 59–75.

- **Site 5BL.11060:** The site was originally recorded by the County on December 3, 2009. At the time of the recording the site consisted of a WWII era Quonset hut that had been relocated to the property by the previous owner around 1973. The site was not found to be eligible for the NRHP, for the State Register of Historic Properties, or as a Boulder County Landmark.
- **Site 5BL.7357:** The site was originally recorded by the Bureau of Reclamation in 1999 as part of the C-BT Project. The site was not found to be field eligible for the NRHP. Eligibility assessments for the State Register of Historic Properties or as a Boulder County Landmark were not made at the time of the recording.
- **Site 5BL.9835:** The site was originally recorded by SWCA Environmental Consultants for Boulder County in December 2005, and consisted of the following structures: four houses, one Quonset hut, one metal shed, one hopper bin, one cattle shed, one machine shed, loafing sheds, three mobile homes, one stockyard, one hay storage shed, one scale house, one water tank, one bunker silo, and one pump house. The site was not found to be eligible for the NRHP, for the State Register of Historic Properties, or as a Boulder County Landmark.

Class III Cultural Resource Surveys have not been conducted on the AHI, Suitts, Lagerman Reservoir, AHI Longmont Farms, Imel, J-Family, Hygiene Dairy, Bishop, and IBM properties due to the low probability of cultural resources being located. If Class III surveys are conducted in the future, these surveys may have the potential to provide additional information and identify previously unknown historic resources on the properties.

2.3.2 Archeologically Sensitive Areas

The BCCP depicts areas of archeological sensitivity within the County (County 2010a). There are no archeologically sensitive areas in the Planning Area. The closest areas of archeological sensitivity are located in the vicinity of Table Mountain (west of North 55th Street) and Haystack Mountain (north of Niwot Road).

The BCCP also identifies historic travel routes in the County. The Left Hand Creek corridor is identified as a historic travel route; however, the section of the creek that runs through the Planning Area is not identified as an archeologically sensitive area (County 2010a).

2.4 COMMUNITY CHARACTERISTICS AND VALUES

The social structure and values within the County influence the demand for recreation and other opportunities provided by open space lands, as well as the acceptability of proposed land management decisions.

2.4.1 Community Characteristics

Situated in unincorporated Boulder County near the City of Longmont, the properties in the Planning Area provide a buffer for growth in the area. Longmont, the second-largest city in the County, is the largest population center near the Planning Area. The area's natural beauty and growing economy continue to attract new residents each year. The Denver Regional Council of Governments estimated Boulder County's population in 2007 at approximately 302,525, with about 87,249 in the City of Longmont (DRCOG 2010).

Over the years the percentage of the County population living in rural parts of the County has shifted into urban areas like Longmont. Between 1990 and 2000, the City of Longmont experienced a population increase of approximately 38 percent, while the County experienced an increase of approximately 29 percent (DRCOG 2010). The County's population is expected to increase to approximately 378,006 by 2030, while the City of Longmont's population in 2030 is expected to be approximately 97,182. The economy of Boulder County is based primarily on professional and technical services, manufacturing, and retail trade.

2.4.2 Community Values

Open space in Boulder County is important in providing an agricultural resource base for economic activities and the values the public derives from having the opportunity to be in touch directly with agriculture. The activities on the agricultural lands allow citizens to witness farming and ranching operations throughout the year, year in and year out. The public is able to develop a general understanding of where and how their food is produced. Agriculture provides an opportunity for citizens to deepen their connection to the land. Open space lands also provide scenic beauty, wildlife habitat, and recreational opportunities. Management decisions on open space lands can affect the economic base of the County and the lifestyles to which the County is tied. Although agricultural activities have decreased in economic importance in recent years in the County, the agricultural industry remains very important for its historic and cultural influences.

Parks & Open Space oversees over 99,700 acres of open space as of February 2012, including CEs and land owned in fee by the County. The County and federal, state, and local agencies, either through CEs or land ownership, have protected over 65 percent of land in the County from development. The County and City of Boulder have been actively acquiring and protecting lands west of Longmont area for over 20 years. There are numerous County and city open space properties and CEs dispersed throughout the area surrounding the Lagerman-Imel-AHI Open Space Complex. The partners have sought both to preserve traditional agriculture in the area and also to restore natural resources.

An independent opinion survey conducted for Boulder County in 2010 provides some insight into community preferences about the importance of open space. According to the survey, 81 percent of respondents indicated that using open space land to create buffers of undeveloped land between cities and communities is important to them. Ninety-two percent consider using open space to preserve wildlife habitat important, and 86 percent believe using open space to provide trails is important. In addition, 82 percent feel it is important to preserve the productivity of agricultural lands (Talmey Drake 2010).

CHAPTER 3 EXISTING LAND USE AND MANAGEMENT

Chapter 3 is organized by land use and management topic. Topics considered include lands and realty (including land use and rights and easements), recreation and visitor services, agriculture (including water rights), and park operations and management. The level of information presented in this chapter is commensurate with and sufficient to guide development of the management direction in Chapter 5.

Acreage figures and other numbers used are approximate projections; readers should not infer that they reflect exact measurements or precise calculations. Acreages were calculated using GIS technology, and there may be slight variations in total acres between resources.

3.1 LANDS AND REALTY

3.1.1 On-Site Land Use

AHI

The AHI property has historically been used for agricultural purposes, including crop production and pastureland for livestock. Approximately 500 acres is currently irrigated, primarily for grass and alfalfa hay production and pasture. The southwest parcel at the intersection of North 63rd Street and Prospect Road is currently pastureland. This area was irrigated cropland in the past, and based on water availability and suitable soils, could be returned to cropland. Other portions of the site are also grazed. The property is currently leased for agricultural use, and therefore, closed to the public. Access to the property is from North 75th Street, Pike Road, North 67th Street, and North 63rd Street.

AHI Longmont Farms

Historical data from 1937 indicates the property was in active irrigated crop production at that time (WEE 2008). The property was later developed into a poultry farm. At the time of purchase, there were two residential properties and 33 agricultural buildings on the property, 28 of which were turkey barns. Twenty-five turkey barns have been removed since the property was purchased. A vacant house is located along North 63rd Street. The property is being managed for irrigated and rangeland grazing. The property is currently leased for agricultural use, and therefore, is closed to the public. Access to the property is from North 63rd Street and Prospect Road.

Bishop

The property has been undeveloped since at least the early 20th Century (Apex 2008), and has been used for irrigated agricultural purposes, including hay production and pasture. The property most recently has been used for hay production and grazing. The property is currently leased for agricultural use by a market farm operation, and is closed to the public. Access to the property is from North 63rd Street.

Hygiene Dairy

The property has been primarily used in the past for agricultural purposes, including a dairy and cattle feeding operations (PSI 2006). The property is being managed for agricultural purposes. The eastern 47.5 acres are used for irrigated alfalfa hay and aftermath grazing. The western 30 acres are being leased to a market farmer whose property adjoins Hygiene Dairy. The property is currently leased for agricultural use and is closed to the public. Access to the property is from North 63rd Street and Oxford Road.

IBM

Prior to IBM's ownership of the site in 1978, the area was undeveloped farmland. Over the years the site has remained undeveloped open land, as improvements and changes have been made to the areas to the south. IBM is used for irrigated grass pasture. The property is currently leased for agricultural use and is closed to the public. Access to the property is from Monarch Road, North 71st Street, and Niwot Road.

Imel

The property has been undeveloped since at least the early 20th Century, and has been used for agricultural purposes, including crop production and pasture for livestock. The property is being managed as irrigated cropland and as rangeland. Irrigated cropland is primarily for corn and alfalfa hay and small grains. The irrigated land west of North 63rd Street is all pasture. There are dryland pasture areas on both sides of North 63rd Street. The property is currently leased for agricultural use and is closed to the public. Access to the property is from North 63rd Street, Oxford Road, and Nimbus Road.

J-Family

Records indicate that the property has been undeveloped since at least the early 20th Century (Apex 2006). The property has been used for irrigated agricultural purposes, including grass for pasture and a tree nursery. The property has recently been leased to a market farm operation. The property is currently leased for agricultural use and is closed to the public. Access to the property is from Oxford Road.

Lagerman Reservoir

The original Lagerman Reservoir was constructed in 1878 for irrigation purposes and in 1971 the Public Service Company of Colorado purchased Lagerman Reservoir for water storage. In 1975 work was completed on a major rebuilding of the dam. Public Service Company owns the Lagerman Reservoir structure, gauging stations, and majority of water rights. Boulder County owns 200 acre feet of the storage right.

Agricultural use of the open space surrounding the reservoir is primarily irrigated pasture; however, the southeast corner of the property is dryland pasture. The areas south and west of the reservoir are being managed for wildlife habitat values. Lagerman Reservoir is open to the public and provides a diversity of passive recreational opportunities, including fishing, boating, picnicking, hiking, biking, horseback riding, and wildlife viewing. A trailhead, boat dock and ramp, group shelter, restrooms, and information kiosk are located at the parking area off of Pike Road.

The property is currently leased for agricultural use. Access to the property is from North 75th Street, Pike Road, and North 67th Street.

Suitts

The property has been farmed since the late 1800s and consists of irrigated agricultural fields primarily used for irrigated grass hay production and grazing of aftermath. Two large barns are located near the northeast corner of the property and are used as a storage/maintenance facility for the County horse patrol program. In addition, a 900-square foot house, leased to a private tenant, is located to the east of the two barns. Surrounding the buildings to the east and south are a number of corrals. Beyond the corrals to the south and west is agricultural land managed for irrigated and rangeland fields. The property is currently leased for agricultural use and is closed to the public. Access to the property is from Nelson Road and North 75th Street.

3.1.2 Adjacent Land Use

The area surrounding the Lagerman-Imel-AHI Open Space Complex consists primarily of a mix of agricultural and rural residential properties, with a few medium density residential developments. High density residential development and commercial/industrial uses occur within the City of Longmont municipal boundary, and additional commercial/industrial uses occur to the south near SH 119 within the City of Boulder's municipal limits. All of the open space properties have private properties directly adjacent to them. The majority of the land surrounding the Planning Area is unincorporated County land zoned as Agriculture (County 2010c).

North

The Planning Area is bounded to the north by Nelson Road. Clover Basin Reservoir, which is primarily owned by the City of Longmont, is located across Nelson Road to the north. Agricultural properties and rural residences also lie to the north. A large industrial development lies to the northeast in an area of the City of

Longmont zoned for business and light industrial (Longmont 2010). There are several County-owned CEs covering private land farther north of Nelson Road.

East

Portions of the eastern edge of the Planning Area adjoin North 75th and North 71st Streets. Areas east of Suitts, AHI, and Lagerman Reservoir are located within the City of Longmont. The majority of this area is zoned for residential development; however, the southeast corner of Nelson Road and North 75th Street is zoned for mixed-use development (Longmont 2010). A community park and greenway is currently under construction near the southeast corner of Nelson Road and North 75th Street, directly across from Suitts and AHI. Future phases of the park are planned with the potential to connect into the Planning Area. Several existing and planned residential developments within the City of Longmont are located east of North 75th Street between Nelson Road and Pike Road. The Ranch at Clover Basin Non-Urban Planned Unit Development (NUPUD) residential subdivision is located directly east of Lagerman Reservoir.

South

Most of the surrounding land south / southeast of Lagerman Reservoir is a mix of agricultural properties and low-density rural residences, with a few NUPUD residential subdivisions interspersed throughout the area. The County owns numerous CEs on agricultural properties within this area. Rural residences, the Boulder Audubon Refuge, which surrounds the west side of Dodd Reservoir, SH 119, and the community of Niwot are located east of IBM. Monarch Road adjoins the Planning Area to the south with the IBM industrial facility, located within the City of Boulder, south of Monarch Road. Lands south of IBM open space are designated for light industrial use (County and City 2009).

West

North 63rd Street adjoins the majority of the western edge of the Planning Area. Most of the surrounding land to the west is a mix of agricultural properties and low-density rural residences, with a few NUPUD residential subdivisions interspersed throughout the area. The County owns numerous CEs on agricultural properties to the west. The Boulder Feeder Canal adjoins the western edge of the J-Family open space. The US Department of Commerce's Table Mountain Field Site and Radio Quiet Zone is located approximately one mile west of North 63rd Street. Areas northwest of the IBM open space are zoned as rural residential, including the Brigadoon 1 subdivision (County 2010c).

3.1.3 Rights and Easements

Easements and right-of-ways associated with the properties in the Planning Area are provided in **Appendix A** and include rights to minerals; utility, roadway, and irrigation right-of-ways; and CEs, among others.

3.2 RECREATION AND VISITOR SERVICES

Lagerman Reservoir is the only property in the Planning Area currently open to public use. A portion of the Lagerman Reservoir property is open for recreation opportunities, including fishing, boating, hiking, jogging, bicycling, horseback riding, wildlife viewing, and picnicking. Swimming and remote control devices are not permitted at Lagerman Reservoir. All agricultural land on the property is closed to the public at all times. **Figure 3-1 Lagerman Reservoir Recreation Facilities** illustrates areas open to public access at Lagerman Reservoir. The focus of the remaining properties is agricultural production; there are no developed recreational facilities or recreational opportunities currently on AHI, Suitts, AHI Longmont Farms, Imel, J-Family, Hygiene Dairy, Bishop, and IBM properties.

3.2.1 Visitor Use

Visitation

Annual visitation at Lagerman Reservoir between 2002 and 2011 ranged from approximately 24,000 to 61,000, with an average of approximately 40,300 during this ten-year period (**Table 3-1**, Estimated Visitation

at Lagerman Reservoir). Visitation is at its highest during the spring when weather conditions are typically most favorable and fishing conditions and bird watching (spring migration) are at their peak.

Variances in annual visitation can be attributed to the level and quality of water within Lagerman Reservoir, which can alter the opportunities for fishing. Other factors affecting visitation to Lagerman Reservoir between 2002 and 2011 include such things as forest fires impacting air quality in the region during 2002; Parks & Open Space construction activities, such as the parking lot and boat ramp improvements in 2007; and health concerns related to West Nile virus. Based on estimated visitation from 2002 to 2011, visitation patterns appear to not be impacted by the seasonal closure of the western edge of Lagerman Reservoir during the spring and summer months. As indicated in **Table 3-1**, the spring, which is the start of the seasonal closure, typically has the highest visitation levels. The lowest visitation levels are estimated to occur during the fall, after the seasonal closure has been lifted.

Table 3-1. Estimated Visitation at Lagerman Reservoir

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Average
Spring	16,212	9,986	14,514	15,089	8,836	7,583	7,963	7,297	24,045	7,310	11,884
Summer	14,433	11,455	12,735	11,322	9,587	7,208	5,338	8,746	10,491	8,056	9,937
Fall	20,215	12,169	13,497	7,233	6,069	3,592	8,211	3,411	7,976	5,541	8,791
Winter	10,000	9,050	12,237	11,061	23,966	5,793	4,190	5,085	10,410	5,213	9,701
Total	60,860	42,660	52,983	44,705	48,458	24,176	25,702	24,539	52,922	26,120	40,313

The 2010 Parks & Open Space Five-Year Visitor Study found fishing to be the top reason for visiting Lagerman Reservoir (County 2010d). Out of all activities, approximately 28% of visitors said it was their primary activity. The next highest (24%) was “Other”, which is a broad, general category of activities not covered in other categories, including such activities as kayaking, canoeing, flying model airplanes, or relaxing/sitting on bench/sitting in car. Viewing wildlife and hiking received 12% and 11% of visitor’s responses, respectively. Additional activities included running (8%), picnicking (7%), walking the dog (6%), biking (2%), and riding a horse (2%). On a scale from 1 to 10, with 1 being poor and 10 being excellent, visitors ranked Lagerman Reservoir a 7.7. This was slightly lower than the average for all Parks & Open Space properties, which was 8.7. In general, visitors noted that the open space is well maintained and clean and is secluded, peaceful, and quiet, but think the site does not have enough trees and shade.

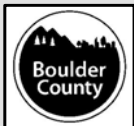
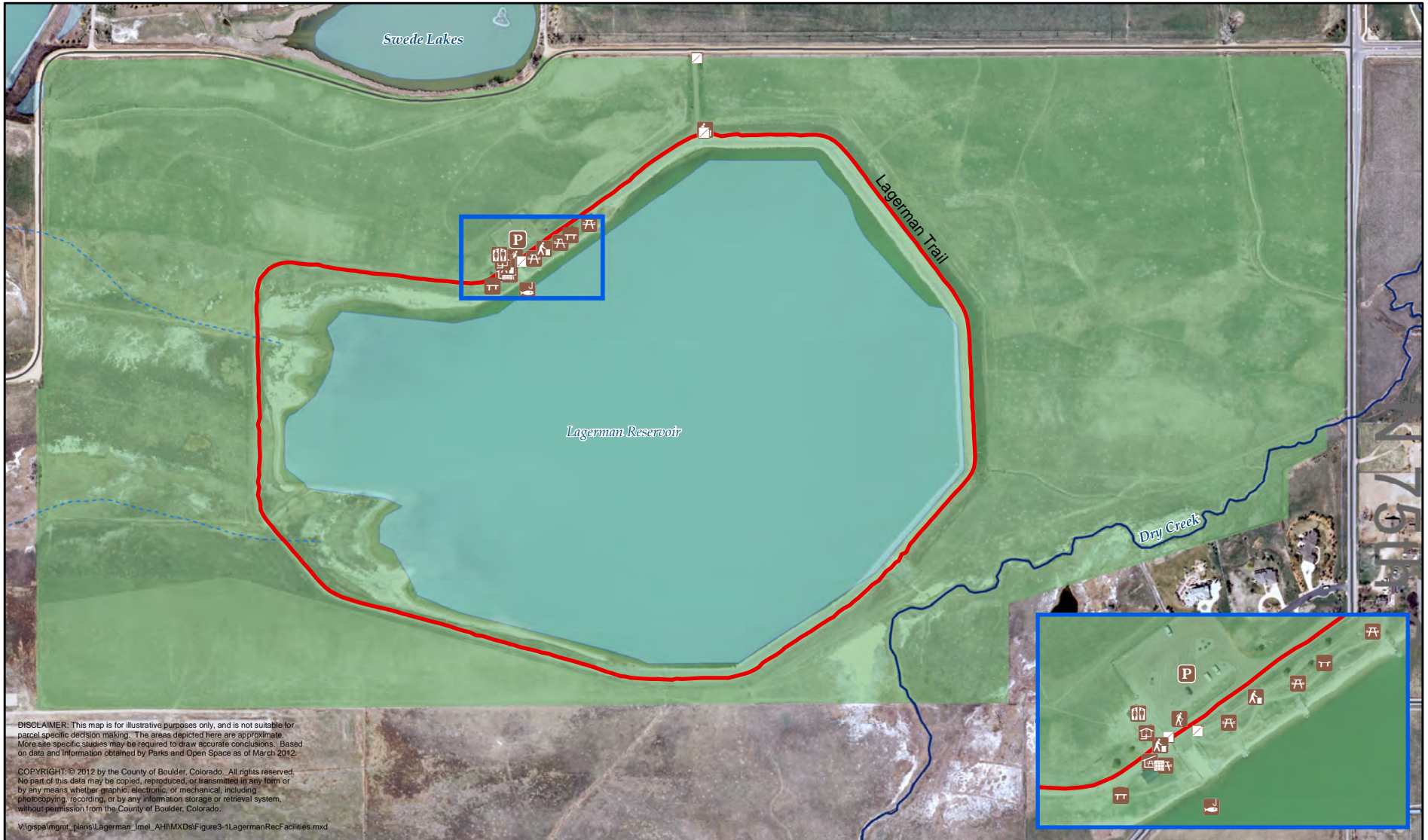
Based on the five-year visitor study data, 46% of visitors thought there were “about the right number of trails”, while 9% thought there were “not enough trails” and 19% felt it was somewhere between the two. The majority of people (86%) reported that Lagerman Reservoir was “not at all crowded”. Only 5% of visitors reported a conflict at Lagerman Reservoir within the past year, which was less than the amount (13%) for the entire Parks & Open Space system. Sources of conflict included dogs off leash, bikers not yielding, dog droppings, horse droppings, bikers’ communication, and bikers’ speed. Approximately 50% of visitors are from Longmont and 16% are from Boulder; 59% are male; and 82% are white/Caucasian and 9% are Hispanic/Chicano.

Visitor Access

Lagerman Reservoir is open from sunrise to sunset seven days a week. Visitors arrive at Lagerman Reservoir by private vehicle, on foot, by bicycle, or horseback. No regularly scheduled public transit service is provided in the area. All visitors must use the entry drive off of Pike Road. The majority of the visitors access Lagerman Reservoir from the east via Pike Road. The remaining visitors arrive from the west via Prospect Road, North 67th Street, and Pike Road.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 3-1 Lagerman Reservoir Recreation Facilities



0 260 520 780 1,040 Feet

0 0.05 0.1 Miles



- | | | | |
|----------------------|-------------------|----------------|-------------------|
| — Multiuse Trail | Parking lots | Grill | Refuse Containers |
| — Lagerman Reservoir | Bench | Kiosk | Restroom |
| Inset Map | Fishing Pier/Dock | Picnic Shelter | Trailhead |
| | Gate | Picnic Table | |

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North 75th Street and North 63rd Street are designated as County on-street bikeways with shoulders and have medium traffic volumes and speeds. Based on 2007 County traffic counts, average annual daily traffic volumes on North 75th Street, just south of Pike Road, is 4,121 vehicles per day, with the highest volumes occurring during a.m. and p.m. commuter periods. Prospect Road, North 67th Street, and Pike Road are County-maintained gravel roads with no shoulders. During 2007, average annual daily traffic on Pike Road, just east of North 75th Street, was 277 vehicles per day (County 2010e).

Pedestrians and cyclists accessing Lagerman Reservoir from the east via Clover Basin Road / Pike Road are required to cross North 75th Street through a non-signalized intersection without a designated crosswalk (**Figure 3-2** View Looking East at 75th Street, Pike Road, and Clover Basin Intersection). Because there are no designated shoulders on Prospect Road, North 67th Street, and Pike Road, pedestrians, equestrians, and cyclists are required to share the travel lanes with motorists (**Figure 3-3** View Looking West along Pike Road near Intersection with North 75th Street).

Figure 3-2. View Looking East at 75th Street, Pike Road, and Clover Basin Intersection



3.2.2 Recreation Activities

Fishing

Habitat construction and stocking of several species of fish have been part of a program to develop Lagerman Reservoir into a quality fishery. The reservoir has been stocked with largemouth bass, walleye, black crappie, bluegill, tiger muskie, saugeye, and channel catfish. Bank and boat fishing are permitted; a valid Colorado State Fishing License is required. Ice fishing is not permitted. Bass possessed must be 15 inches or longer. Tiger muskie must be 36 inches or longer. Creel limits for all species other than largemouth and smallmouth bass must adhere to the CPW regulations.

There is a seasonal closure (April 1st through August 31st) on the western end of the reservoir for nesting birds that applies to boating and fishing. See **Figure 3-4 Existing and Currently Proposed Trails** for an illustration of the approximate seasonal closure area covering the reservoir. The closure area on the reservoir is identified with buoys.

In 2002, Parks & Open Space interpretive staff administered a brief survey concerning the fishing experience of park users, including Lagerman Reservoir visitors. Overall, the average response from survey participants was 2.9 on a scale from one to five (1=worst and 5=best). Specific comments from respondents included

“slow fishing”, especially during times of low water levels and poor water quality, and more fish needed in the reservoir.

Figure 3-3. View Looking West along Pike Road near Intersection with North 75th Street



Boating

Lagerman Reservoir offers a recreational opportunity to motorized and non-motorized boaters. Sailboats and sailboards are not allowed. All permissible boats and personal watercraft must be properly registered through CPW. Non-motorized vessels, such as canoes and kayaks, and motorized vessels with electric motors or gasoline motors of 7.5 horsepower or less are allowed. Any motorized vessel with a motor larger than 7.5 horsepower must have the motor's propeller lifted out of the water. Vessels are restricted to wake-less speeds only (less than five miles per hour). Anyone boating must adhere to the Colorado Boating statutes and regulations. As previously described, there is a seasonal closure (April 1st through August 31st) on the western end of the reservoir that applies to boating. All special boating regulations are posted at the park's kiosk.

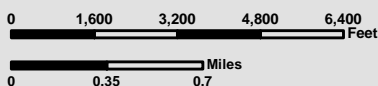
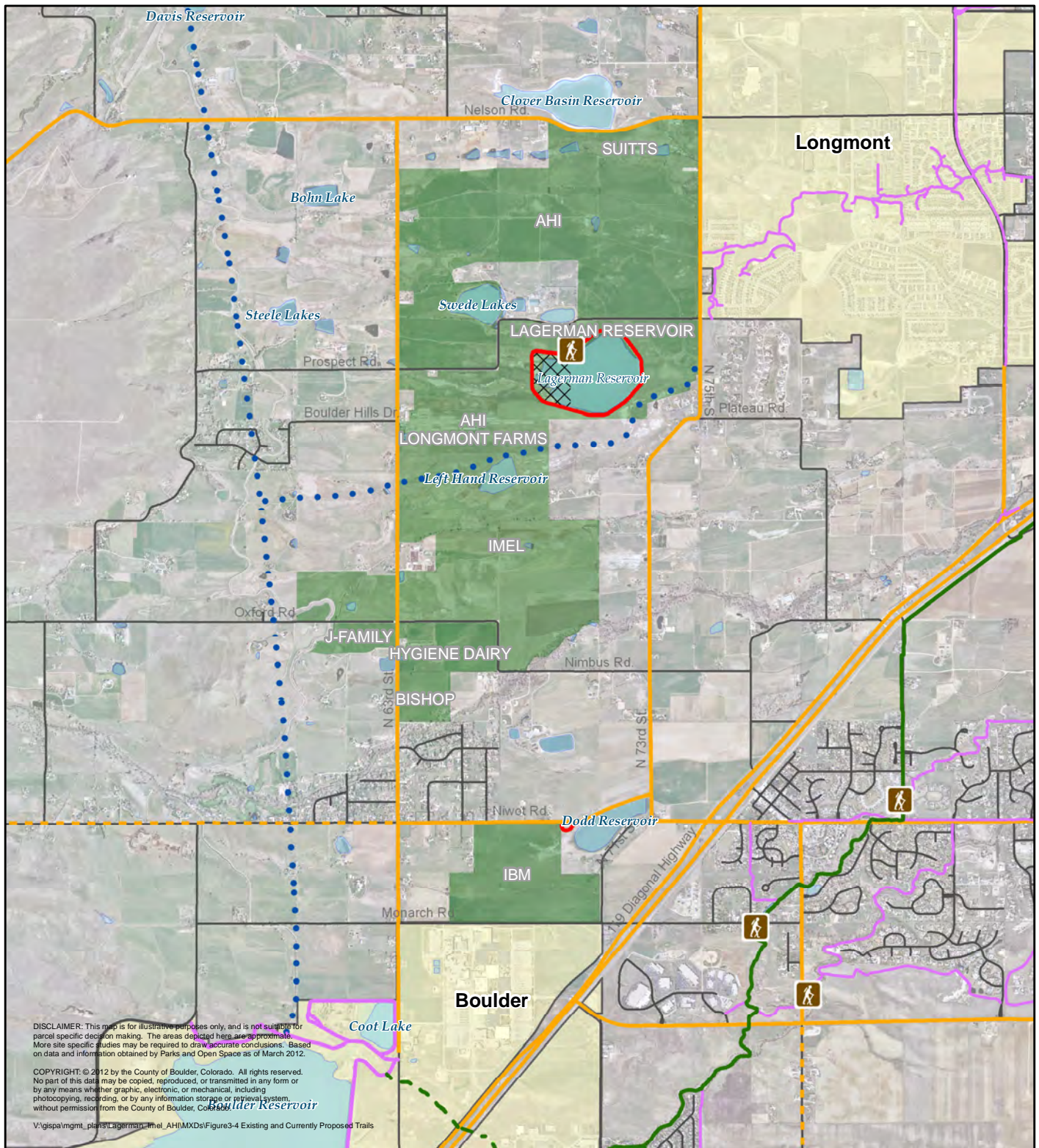
Trails

There is a soft-surface, 1.6-mile loop, multiuse trail (non-motorized road, except for reservoir / dam maintenance) around Lagerman Reservoir (**Figure 3-4 Existing and Currently Proposed Trails** and **Figure 3-5 View Looking East on North Side of Lagerman Reservoir Loop Trail**). The trailhead is located in the parking lot. The trail is open to hikers, bicyclists, and equestrians. Dogs are also allowed on this trail and are to be on a leash and under control at all times. Bicycles must stay on the designated trail and equestrians are encouraged to stay on the designated trail. Equestrian use along the loop is hampered by a steep concrete spillway along the southeast side of the dam.

There is a seasonal closure (April 1st through August 31st) on the western end of the property, including a section of the loop trail, for nesting birds. **Figure 3-4** shows the approximate seasonal closure area covering the trail. During this closure period, the section of the trail that is located in the wildlife closure area is closed to all users. Once reaching the closure boundary, trail users approaching the closure area from either direction must turnaround and follow the trail back to the trailhead.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 3-4 Existing and Currently Proposed Trails



- Existing, BCPOS Trail
 - Existing, Regional Trail
 - - - Planned, Regional Trail
 - Existing, Local Connector
 - Existing, Shoulders
 - - - Proposed, Shoulders
 - • • Conceptual Trail Alignment*
 - X Seasonal Closure
 - Lagerman / Imel / AHI Open Space Complex
 - Municipalities
 - County Trailhead
- *Alignment from the Boulder County Comprehensive Plan

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Figure 3-5. View Looking East on North Side of Lagerman Reservoir Loop Trail

Bikeways and trails surrounding the Planning Area include both County and City of Longmont facilities (**Figure 3-4**). North 63rd Street, Nelson Road, North 75th Street, and Niwot Road are part of the County On-Street Bikeways Plan. The County recently completed shoulder widening on these roads to improve bicycle conditions on these roadways. Clover Basin Lane, located in the City of Longmont directly across from Pike Road at North 75th Street, includes a designated bicycle lane (not shown on figure). There are also several City of Longmont paved, multi-use trails in the Meadowview subdivision, located in the northeast corner of the North 75th Street and Pike Road intersection. The City of Longmont's Dry Creek Greenway ends across from Lagerman Reservoir at the North 75th Street and Pike Road intersection. (**Figure 3-4**).

The *Boulder County Comprehensive Plan* County Trails Map proposes a Conceptual Regional Trail Alignment in the Planning Area between North 63rd Street and North 75th Street; crossing the northwest corner of Imel, southeast corner of AHI Longmont Farms, and the southeast corner of Lagerman Reservoir (**Figure 3-4**) (County 2010a). The proposed alignment would adjoin a Conceptual Regional Trail Alignment between Boulder Reservoir and SH 66 near Lyons, otherwise known as the Lyons to Boulder Regional Trail. Planning for this regional trail occurred in 2009 by the County's Transportation Department and Parks & Open Space, but was suspended indefinitely by the BOCC in September 2009 because construction of the trail was found to be infeasible at that time.

Additional Recreational Opportunities

In addition to fishing, boating, and trail opportunities, Lagerman Reservoir offers visitors a picnic area along the lakeshore. A group shelter is available for use on a first-come, first-serve basis, or it can be reserved for up to 50 people (**Figure 3-6**, View of Lagerman Group Shelter Looking Southwest). Numerous species of shoreline birds and waterfowl frequent the area and can be identified by the novice to professional birdwatcher. Lagerman Reservoir is included in the Raptor Auto Tour, and is identified as a great place to start the self-guided driving with a good chance of spotting raptors.

3.2.3 Visitor Services and Facilities

Interpretation and Education

Promoting environmental education by using Parks & Open Space properties as field sites is part of Parks & Open Space's mission. Education and interpretation themes at Lagerman Reservoir address natural resources,

particularly wildlife values. Methods for interpretation include trailhead signs and special offerings of interpretive programs. A raptor education sign dedicated to the memory of Sigrid Ueblacker (Birds of Prey Foundation) is located at the Lagerman Reservoir trailhead kiosk.

Figure 3-6. View of Lagerman Group Shelter Looking Southwest



Resource Protection and Visitor Safety

The Suitts, AHI, AHI Longmont Farms, Imel, J-Family, Hygiene Dairy, Bishop, IBM, and a portion of Lagerman Reservoir open space properties are currently operating under agricultural leases and are closed to the public. Visitation to these properties by law enforcement staff is minimal and patrol is primarily limited to “drive-by” inspections.

Because areas of Lagerman Reservoir are open to the public, Parks & Open Space’s resource protection staff regularly patrols Lagerman Reservoir for both the protection of the resources and the safety of visitors. The primary enforcement issue is ongoing parking and vandalism in the parking lot after the open space is closed at night. Trespass into the seasonal closure area is another enforcement problem. When on-site, resource protection staff interacts with the public and provides for visitor education and safety. In addition, they are on-call in conjunction with the County Sheriff’s Department for emergency situations. In addition, the CPW is charged by statute to protect, preserve, enhance, and manage wildlife for the use, benefit and enjoyment of the people of this state and its visitors, including wildlife on Parks & Open Space properties. CPW patrols and inspects boats and licenses at Lagerman Reservoir.

Wildfire is not a problem on the open space properties in the Lagerman-Imel-AHI Open Space Complex since they are primarily grazed, irrigated, and/or used for crop production. Fire potential on the subject properties is generally limited to wildland fire, probably in the form of a grass fire, although some of the properties have structures or outbuildings. Primary fire protection responsibility rests with the Mountain View Fire Protection District, as the subject properties fall within its initial attack jurisdiction. Parks & Open Space has staff trained in wildland fire response and can assist with coordination and firefighting resources.

Rules and regulations are in place for the protection of wildlife, the natural environment, and the safety and enjoyment of all users of open space. Rules and regulations may vary depending on the open space property. Rules and regulations for Lagerman Reservoir are posted on the kiosk at the parking area. A complete listing of Parks & Open Space rules and regulations, including those pertaining to Lagerman Reservoir, can be found at www.BoulderCountyOpenSpace.org.

Facilities

Visitor facilities at Lagerman Reservoir include one trailhead, 1.6 miles of trail around the reservoir, fishing pier/dock, boat ramp, kiosk, and a number of park amenities including benches and picnic facilities, one public restroom, and a group shelter (**Figure 3-1 Lagerman Reservoir Recreation Facilities** and **Figure 3-7, View of Lagerman Fishing Pier/Boat Dock and Boat Ramp Looking South**). The trailhead is immediately adjacent to the parking area, which provides easy access to the trail. The loop trail around Lagerman Reservoir is an approximately 10-foot wide natural surface, roadway, which is also used for reservoir and dam maintenance.

The Lagerman Reservoir parking area provides 25 standard parking spaces, two accessible parking spaces, and five trailer parking spaces (**Figure 3-8, View of Lagerman Reservoir Parking Area Looking Southwest**). There is a four-foot wide crusher fine, accessible trail between the parking area and the reservoir. A six-foot wide crusher fine, accessible trail is also located adjacent to the parking area that includes the two accessible parking spaces.

Figure 3-7. View of Lagerman Fishing Pier/Boat Dock and Boat Ramp Looking South



Figure 3-8. View of Lagerman Reservoir Parking Area Looking Southwest

3.3 AGRICULTURE

One of the goals of Parks & Open Space is to preserve the remaining significant agricultural lands in the County and to educate County residents of its importance. The benefits of preserving an agricultural presence in the County include continued local food and crop production, protection and utilization of water resources, protection of wildlife habitat, diversification of the economy, preservation of rural landscapes, and community buffers. Now that the productive soils and long-standing agricultural history of the Lagerman-Imel-AHI Open Space Complex properties have been permanently preserved as open space, the lands remain in agricultural production. These lands continue to contribute to the local agricultural economy, as well as the quality of life for residents of Boulder County.

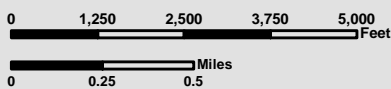
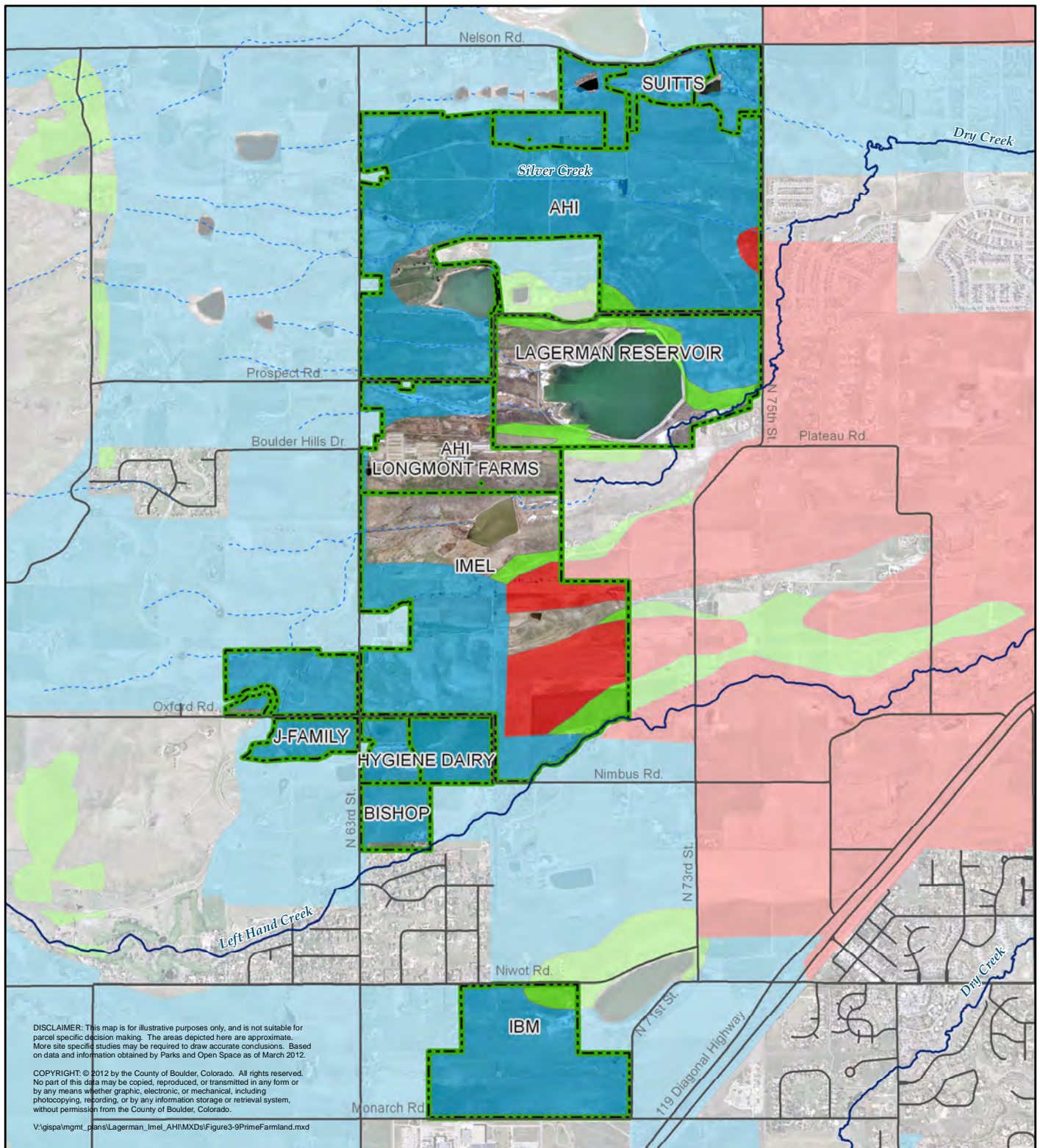
3.3.1 Significant Agricultural Lands

The *Boulder County Comprehensive Plan* depicts areas designated as significant agricultural lands based on their potential agricultural productivity (County 2010a). In order of significance, those mapped designations are “Lands of National, Statewide, and Local Importance”, as well as Other Agricultural Lands. These designations are based on the US Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Prime Farmland Maps. NRCS soil, slope, and irrigation data was used to identify significant agricultural lands in the County.

Eastern Boulder County contains agricultural lands of national significance due to its soil resources and their production capability. These lands are considered prime farmlands because of the soils and their associated irrigability. All of the properties in the Planning Area include prime soils, with the majority of the properties designated as “Lands of Statewide Importance” as shown in **Figure 3-9 Prime Farmland** and summarized in **Table 3-2, Significant Agricultural Lands**. Over 75 percent of the Planning Area is considered significant agricultural land.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 3-9 Prime Farmland



- Lagerman / Imel / AHI Open Space Complex
- National Importance
- Statewide Importance
- Local Importance

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Table 3-2. Significant Agricultural Lands

Type	Property	Acreage
National Importance	AHI	7.8
	Imel	118.7
	Subtotal	126.5
Statewide Importance	Suitts	135.2
	AHI	597.7
	Lagerman Reservoir	55.3
	AHI Longmont Farms	42.9
	Imel	275.0
	J-Family	32.2
	Hygiene Dairy	76.6
	Bishop	37.1
	IBM	175.6
	Subtotal	1427.6
Local Importance	AHI	6.8
	Lagerman Reservoir	52.8
	AHI Longmont Farms	1.1
	Imel	29.7
	IBM	10.3
	Subtotal	100.7
	Total	1,654.8

Agricultural Management

The Parks & Open Space Agricultural Resources division oversees the agricultural leases and management for the properties in the Planning Area. The department depends on partnerships with private operators to provide for the stewardship of the agricultural lands. Agricultural Resource staff is responsible for selection of tenants, writing and administration of leases and for all agricultural related aspects of property management. The staff team works with the tenants to plan and implement management of crop production, grazing, irrigation, soil and water conservation maintenance and capital improvements.

Based on the terms of the lease, tenants are responsible for the day-to-day management operations of the agricultural properties. Leases are typically for three years. Some of the key topics addressed are rent and renewal terms, a description of the land and water under lease, County requirements for insurance, rules, regulations and legal requirements, responsibilities of the County and tenant, and guidelines for how the property is to be managed. The leases require tenants to develop and file soil and water conservations plans with the NRCS for cropland. The lease contract also provides for written operating plans that guide all aspects of agricultural management.

Cropland Management

The long-term agricultural emphasis of agricultural properties in the Planning Area includes crop production on irrigated cropland. Potential crops include corn, wheat, barley, alfalfa, grass, and other forages. The large majority of the cropland is currently used for alfalfa and perennial grass for hay and pasture. The predominance of this forage production is due to the combination of the limitations of the soils in the area and the amount of available irrigation water. The emphasis of management is on the conservation of soil and water, while deriving profitable production for the tenant.

The recently adopted *Boulder County Parks and Open Space Cropland Policy* provides additional guidance on how cropland within the Planning Area is managed. The Cropland Policy deals with such topics as administration, market farms, genetically engineered crops, pest management, and livestock management. Parks & Open Space utilizes this policy to make decisions regarding these topics.

Livestock Management

Current grazing practices in the Planning Area can be described as adaptive management that is guided by forage plant health and vigor, forage production, environmental conditions, and economic factors. Tenants and agricultural managers achieve management objectives by controlling the timing and duration of grazing, degree utilization of forage, periods between grazing, number of livestock, and size of pastures. Temporary fencing is often used to manage variables. In addition, grazing is often used to manage weeds and improve desirable plant growth and vigor. Livestock are also managed for the benefits of animal impact and manure production for soils and soil microbial health.

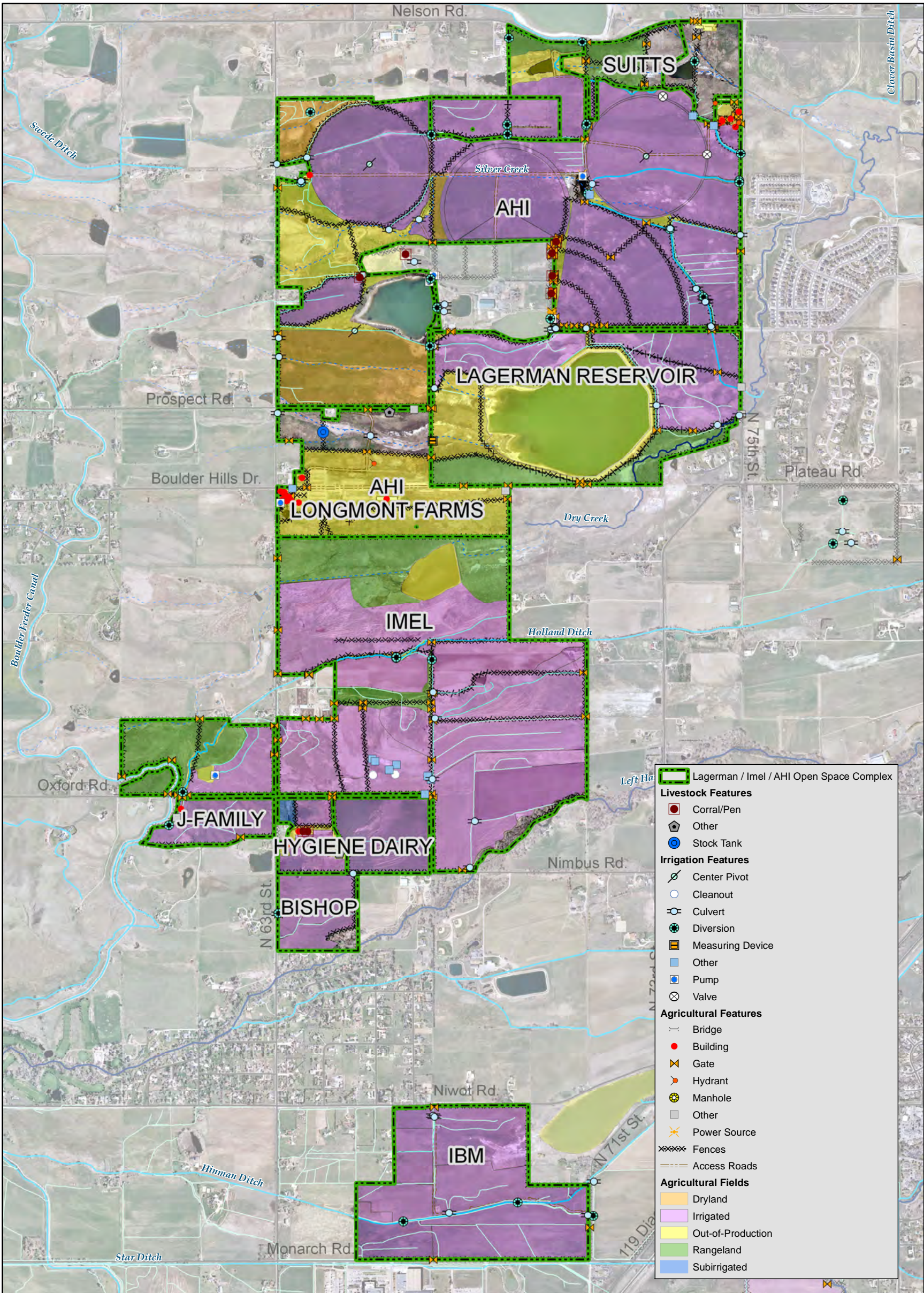
3.3.2 Agricultural Use

All of the properties, or portions of properties, in the Planning Area are leased for agricultural production (refer to Section 3.1). **Figure 3-10 Agricultural Resources and Infrastructure** shows the types of agricultural fields throughout the Planning Area. The properties are being managed for the following agricultural uses:

- **AHI:** The property is mainly irrigated hay fields and pasture with a limited area of non-irrigated pasture primarily in the western portion of the property.
- **AHI Longmont Farms:** The property is primarily an agricultural reclamation area, consisting of irrigated cropland and pasture, wildlife habitat, and a small area dedicated to agricultural buildings and infrastructure.
- **Bishop:** The majority of the property consists of irrigated land managed primarily for grass hay and pasture.
- **Hygiene Dairy:** The entire property is irrigated. The eastern 46 acres are in irrigated alfalfa hay production and aftermath pasture. The western 30 acres are being leased to a market farm operation whose private property adjoins Hygiene Dairy.
- **IBM:** The entire property is irrigated and is managed primarily as irrigated pasture.
- **Imel:** The majority of the property consists of irrigated cropland. East of North 63rd Street, there is an area of sub-irrigated and dryland pasture in the northern portion of the property. West of North 63rd Street, there is a small parcel of native rangeland in the western portion of the property. The crop rotation on the irrigated cropland east of North 63rd Street includes corn, alfalfa hay, and small grains. There is also irrigated pasture east of North 63rd Street. The irrigated land west of North 63rd Street is currently all pasture, but can be hayed.
- **J-Family:** For many years, the property has been managed for pasture and hay. Irrigation water is available for the property. The property was recently leased to a market farm operation, with 2012 being the first year of production for the operation.
- **Lagerman Reservoir:** The majority of the property consists of irrigated perennial grass fields. There is a small section of rangeland in the southeastern and southwestern corners of the property and an

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 3-10 Agricultural Resources and Infrastructure



0 975 1,950 2,925 3,900 Feet
0 0.15 0.3 Miles



DISCLAIMER: This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site specific studies may be required to draw accurate conclusions. Based on data and information obtained by Parks and Open Space as of March 2012.

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area of the western half of the property is seasonally closed for wildlife purposes (refer to Section 2.1.7). The irrigated fields are currently managed primarily for pasture. The southwest corner of the property is currently a dryland pasture of Russian wildrye.

- **Suits:** The majority of the property consists of irrigated hay. A dryland pasture of crested wheatgrass exists on the entire north end of the agricultural lease area. A narrow strip of wetlands following a drainage bisects the property from west to east. The entire property is pastured during the dormant season.

3.3.3 Irrigation

Water Rights

Table 3-3, Lagerman-Imel-AHI Open Space Complex Water Rights, summarizes the water rights inventory for properties in the Planning Area.

Irrigation Infrastructure

Irrigation infrastructure on the properties in the Planning Area is listed below and is illustrated in **Figure 3-10 Agricultural Resources and Infrastructure**.

- **AHI:** The James Ditch crosses the eastern part of the property, and Silver Creek flows from west to east down the center of the property. The AHI open space property receives irrigation water from a number of sources including Left Hand Ditch Company, The Swede Ditch Company, The James Ditch Company, Northern Colorado Water Conservancy District, and New Table Mountain Ditch Company. All ditches are of earthen material. Diversion structures, culverts, and four center pivots occur on-site. Irrigation water storage vessels include West, Middle, and East Swede Lake and Steele Reservoir #1 and #2.
- **AHI Longmont Farms:** Irrigation system is in the process of being rehabilitated. The property has been historically irrigated with Left Hand Ditch Company water from the New Table Mountain Ditch.
- **Bishop:** A lateral ditch borders the northern edge of the property between North 63rd and North 67th Streets. A field lateral flows across the middle of the property to irrigate pastures. The property has been historically irrigated with Left Hand Ditch Company water from the Holland Ditch. The ditches are of concrete and earthen material.
- **Hygiene Dairy:** The property has been historically irrigated with Left Hand Ditch Company water from the Holland Ditch. Irrigation structures include concrete and earthen ditches, and diversion boxes.
- **IBM:** The Hinman Ditch runs through the property from west to east, eventually flowing into nearby Dodd Reservoir. The property has been historically irrigated with Left Hand Irrigation Company water from the Hinman Ditch. The ditches are of concrete and earthen material. Other features include culverts and diversion structures.
- **Imel:** The Holland Ditch runs through the center of the property on both sides of North 63rd Street, from west to east. The Boulder Feeder Canal crosses the western portion of the property, west of North 63rd Street. The property has been historically irrigated with Left Hand Ditch Company water from the Holland Ditch. The ditches are of earthen material. West of North 63rd Street, a diversion structure associated with the Holland Ditch is located on the southern edge of the property. Other structures east of North 63rd Street include culverts and diversion structures. Drain tiles and cleanout structures are located in an area just north of Oxford Road.

Table 3-3. Lagerman-Imel-AHI Open Space Complex Water Rights

Property	Water Rights
AHI	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company - 300 shares ▪ The Swede Ditch Company - 87 shares ▪ The James Ditch Company - 1.75 shares ▪ Northern Colorado Water Conservancy District – C-BT - 62 shares ▪ New Table Mountain Ditch Company (a carrier ditch) - 4.5 shares (360/80ths) ▪ Anderson Ditch - 1.95 cubic feet per second (cfs) = 3.85 acre feet (ac-ft) (note: this water right has been abandoned) ▪ Ullery Ditch - 2.9 cfs = 5.75 ac-ft (note: this water right has been abandoned) ▪ Schureman Reservoir #1 (East Swede Lake) – 11.0 ac-ft appropriated 1918 + an enlargement of 14.0 ac-ft appropriated 1950 ▪ Schureman Reservoir #2 (Middle Swede Lake) – 28.0 ac-ft appropriated 1950 ▪ Swede Reservoir (West Swede Lake) – 151 ac-ft appropriated 1880 + 72.2 ac-ft appropriated 1918 ▪ Steele Reservoir #1 and #2 – (#1) 62.98 ac-ft appropriated 1918 + a refill decree for 62.98 ac-ft appropriated 1929 and (#2) 33.3 ac-ft appropriated 1918 + a refill decree for 33.3 ac-ft appropriated 1929
AHI Longmont Farms	<ul style="list-style-type: none"> ▪ New Table Mountain Ditch Company – 1 share ▪ Left Hand Ditch Company – 80 shares (County – 40 shares, City – 40 shares)
Bishop	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company – 80 shares ▪ Holland Ditch Company – 1/2 share
Hygiene Dairy	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company – 80 shares ▪ Holland Ditch – 80/160th of one share
IBM	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company – 185 shares (County – 93 shares, City – 92 shares) ▪ New Hinman Ditch Company – 200 shares (County – 100 shares, City – 100 shares)
Imel	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company – 580 shares (County – 290 shares, City – 290 shares) ▪ Holland Ditch – 3.625 shares (County – 1.8125 shares, City – 1.8125 shares) ▪ Left Hand Reservoir (Budd Reservoir) – undivided interest
J-Family	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company – 30 shares ▪ Holland Ditch Company – 80/160th of a share
Lagerman Reservoir	<ul style="list-style-type: none"> ▪ Left Hand Ditch Company – 162 shares ▪ New Table Mountain Ditch Company – 1 ½ shares ▪ Lagerman Reservoir 200-acre foot water storage right in ▪ Undivided interest in private carrier ditches
Suitts	<ul style="list-style-type: none"> ▪ C-BT water – 50 units (50% undivided interest each for County and City) ▪ Swede Ditch – 30 shares (50% undivided interest each for County and City)

- **J-Family:** The Boulder Feeder Canal is located just west of the property. The Holland Ditch flows across the western edge of the property from north to south. The property has been historically irrigated with Left Hand Ditch Company water from the Holland Ditch. The ditches are of earthen material.

- **Lagerman Reservoir:** The James Ditch runs north to south on the eastern section of the property, eventually reaching Dry Creek No. 1. The property has been historically irrigated with Left Hand Ditch Company water and Left Hand Creek from the New Table Mountain Ditch. The ditches are concrete and earthen material. Other structures include culverts and diversion boxes.
- **Suitts:** The James Ditch runs north to south in the center and along the southern boundary of the property, eventually reaching Dry Creek No. 1 east of Lagerman Reservoir. The property has been historically irrigated from the Swede Ditch, which enters the property from the west. The ditches are of earthen material. Other structures include diversion structures.

3.3.4 Facilities and Infrastructure

Agricultural facilities and infrastructure on the properties in the Planning Area are listed below and are illustrated in **Figure 3-10 Agricultural Resources**.

- **AHI:** Interior and exterior fences, gates, access roads, loafing sheds, two hay barns, and four center-pivot sprinklers.
- **AHI Longmont Farms:** Interior and exterior fences, gates, access roads, and two barns formerly used for a turkey operation.
- **Bishop:** Exterior fences and gates.
- **Hygiene Dairy:** Loafing shed, shop, silage pit, equipment and storage shed.
- **IBM:** Interior and exterior fences and gates.
- **Imel:** Interior and exterior fences, gates, access roads, and a hay barn.
- **J-Family:** Storage Quonset building, interior and exterior fences, and gates.
- **Lagerman Reservoir:** Interior and exterior fences, gates, and access roads.
- **Suitts:** Interior and exterior fences, gates, access roads, and two barns.

3.4 PARK OPERATIONS AND MANAGEMENT

3.4.1 Staff and Resources

Parks & Open Space property management functions are divided into several divisions, including Agricultural Resources, Resource Management, and Recreation and Facilities. The Resource Management division includes the Resource Protection unit (park rangers) and an Education and Outreach unit that provides visitor programs and visitor information. Parks & Open Space has approximately 120 permanent employees and a number of seasonal employees. Additionally, Parks & Open Space draws on the resources of volunteers whose total labor contribution in 2009 was equivalent to 31 fulltime employees. Management of properties in the Planning Area is dependent on sufficient staff time and resources (e.g. infrastructure, etc.), as well as adequate funding.

Potential funding mechanisms include the County's general fund, Capital Improvement Projects (CIP) budget, Operation and Maintenance budget, and grant awards (e.g. Great Outdoors Colorado, CPW). Funding for most projects and management activities is competitive, and each project must compete with other projects at other open space properties. The CPW Fishing Is Fun Program has been an important and effective cooperative effort to enhance Lagerman Reservoir's fishing resources. Grants from this program have ranged in size from \$5,500 to \$21,000, and have helped fund improvements such as construction of the original boat ramp in 1987, parking, restrooms, trails, landscaping, fencing, signage, picnic tables, and other facility improvements. Funding for all agricultural related projects are provided by lease revenues derived from agricultural properties.

Staff time and resources are also divided amongst numerous projects and priorities throughout the entire Parks & Open Space system. Therefore, projects and management activities in the Planning Area must be planned and prioritized along with projects at other properties, and a determination must be made annually to determine which projects are moved forward.

3.4.2 Existing Maintenance and Park Operations

Parks & Open Space staff provides regular and semi-regular trail and facility maintenance, patrol, trash removal, weed control, fish stocking and management, wildlife species tracking and special projects (e.g. maintenance of osprey nest at Lagerman Reservoir), vegetation mapping, and water diversions and management in the Planning Area. Parks & Open Space staff's primary contact with the public is through the regular patrol by Resource Protection staff, interpretive programs and events put on by Education and Outreach staff, and special events.

The Agricultural Resources division oversees the agricultural leases for the properties. Staff time is spent negotiating leases, tracking rent and working with tenants on developing operating plans, maintenance and capital improvement projects such as construction of fence and improving irrigation. The Agricultural Resources division also works cooperatively with the Colorado State University Extension and NRCS on agricultural issues. The County maintains varying degrees of involvement in the maintenance of the agricultural properties.

Public Service of Colorado is responsible for yearly inspections of the dam around Lagerman Reservoir. General field conditions are observed during inspections, including water level and ground moisture condition. More specific observational conditions include evaluation of upstream slope, crest, downstream slope, seepage, outlet, spillway, monitoring of instrumentation, maintenance and repair, and overall conditions. This inspection is a formal report and is available at request from Public Service Company.

CHAPTER 4 MANAGEMENT PLAN PLANNING PROCESS

4.1 OVERVIEW

This chapter summarizes the principal factors that most influenced development of the Management Plan (see **Table 4-1**, Lagerman-Imel-AHI Open Space Complex Planning Process). These factors were identified through the following fundamental processes:

- Review and analysis of regional and Planning Area resource inventory data, and current land use and management practices; and County policies and goals (**Appendix C**).
- A public involvement program, and agency and public input from public open houses and meetings (**Appendix F**, *Scoping Summary Report* and *Draft Management Plan - Summary of Public Comments*), news briefs, and other meetings and communications.

An interdisciplinary team of resource specialists from Parks & Open Space prepared this Management Plan (**Appendix G**, Management Plan Preparers).

4.1.1 Planning Issues

Issue identification is the first step of the Parks & Open Space planning process. After considering public scoping comments, staff identified seven major planning issues and prepared planning issue statements for each issue. Each planning issue statement summarizes the concerns heard for each issue, as follows:

1. **Recreation demand and uses** – How will recreation be managed to maintain and improve recreation sites and trails to reduce user conflicts, to protect natural resources, and to provide a variety of recreational opportunities?
2. **Community values** – How will Parks & Open Space lands be managed to provide benefits desired by the public and to be consistent with future land use plans in neighboring communities?
3. **Agricultural resources** – How will Parks & Open Space manage livestock grazing on public lands while protecting, managing, restoring, and using natural resources, and where and what type of crop production is appropriate?
4. **Wildlife** – How will uses and land management activities be managed to maintain and improve terrestrial and aquatic habitats for wildlife, while maintaining multiple-use land management?
5. **Invasive plant species** – What actions or restrictions will be needed to control and prevent the spread of noxious weeds and other undesirable plant species?
6. **Vegetation health** – How will vegetation be managed and/or restored to attain desired conditions and/or meet the range of natural variability?
7. **Water/riparian resources** – What measures will be implemented to protect water resources, especially riparian areas and wetlands, from the effects of other uses?

These planning issues helped (1) define the scope of the issues, (2) develop specific management goals and objectives to address issues, and (3) formulate management strategies to accomplish the goals and objectives. The goals, objectives, and associated management strategies are provided in Chapter 5. The Lagerman / Imel Open Space Complex Management Plan, Scoping Summary Report (County 2010f) provides a comprehensive description of the issue identification process and summarizes comments received during initial scoping; and the Lagerman-Imel-AHI Open Space Complex Draft Management Plan Summary of Public Comments April 2 - May 1, 2012 provides a summary of comments from the public review of the draft Management Plan (**Appendix F**). The AHI property was not included in the initial public scoping as the property had not yet been purchased by the County. However, the site is similar to the rest of the Planning Area in terms of opportunities and constraints, and therefore, has many of the same planning issues.

During scoping, several concerns were raised that are beyond the scope of this planning effort, including general concerns and administrative or policy issues. General concerns included planning and development of trails outside the Planning Area, status of acquisitions near the Planning Area, promoting volunteer assistance

in managing open space, and the public involvement process. Some examples of administrative or policy issues include a request for the County to fix county roads before spending money on this project, exploring avenues for partial funding of improvements to these properties from private sources, and raising lease prices to provide more income for providing infrastructure and management of these properties. The Lagerman / Imel Open Space Complex Management Plan, Scoping Summary Report (County 2010f) provides a comprehensive description of the general concerns/other issues outside the scope of the Management Plan.

Table 4-1. Lagerman-Imel-AHI Open Space Complex Planning Process

Planning Activity	Description	Timeframe
Issues, opportunities, and constraints identification	Issues, opportunities, and constraints are identified through a scoping process that includes County staff, the public, and other local governments. A public meeting/open house is held to gather public input.	Fall 2009 – Winter 2010
Data and information collection	Data and information for the resources and current management in the Planning Area are collected.	Fall 2009 – Winter 2012
Description of area profile	Based on data and information collected, the existing conditions in the Planning Area are described. The current management of resources in the Planning Area is also assessed.	Spring 2010 – Winter 2012
Formulate management direction	Management goals, objectives, and actions that address issues identified during scoping are developed.	Spring 2010 – Winter 2012
Develop draft Management Plan	A draft Management Plan is prepared by Parks & Open Space staff.	Summer 2010 – Winter 2012
Draft Management Plan Review	Draft Management Plan is made available to the public for a review period of 30 calendar days (April 2 – May 1, 2012). A public meeting is held during the 30-day comment period to gather public input (April 17, 2012). After public comments to the draft document have been received and analyzed, it is modified as necessary and presented to POSAC for recommendation of approval. (May 24, 2012)	Spring 2012
Prepare and adoption of final Management Plan	Following POSAC recommendation, the Management Plan is presented to the BOCC for final adoption. (June 19, 2012)	Spring 2012
Implementation and monitoring	The management measures outlined in the approved plan are implemented on the ground, and future monitoring is conducted to test their effectiveness. Changes are made as necessary to achieve desired results.	Ongoing after plan adoption

4.1.2 Management Opportunities and Constraints

Opportunities were identified to enhance, protect, and interpret the natural resources of the area and to provide a range of opportunities and facilities, while not negatively affecting existing resources. Many of these opportunities provide the means to further protect, restore, and interpret the natural resources of the Planning Area and to provide a range of agricultural and visitor uses and facilities. **Appendix H**, Management Opportunities and Constraints, lists the key management opportunities identified to manage the lands and resources in the Planning Area. The opportunities outlined in **Appendix H**, however, do not necessarily represent the actual future management direction for the Planning Area. Rather, they guided the planning team during development of future management direction.

When addressing management changes and other actions, Parks & Open Space is constrained by budgets, personnel, current policies, and environmental limitations. The plans and policies affecting management were discussed in Section 1.7. The ability to manage resources will always depend on maintaining sufficient personnel and the ability to obtain adequate funding to operate and maintain facilities and programs, as well as to protect and enhance existing opportunities and resources. Some of the constraints associated with the Planning Area are provided in **Appendix H**.

4.1.3 Formulate Management Direction

Following the close of the scoping period in March 2010, Parks & Open Space began development of management direction by assembling an interdisciplinary team consisting primarily of Parks & Open Space resource specialists. Between March 2010 and February 2012, the interdisciplinary team, in conjunction with other agencies as necessary, developed management goals, objectives, and subsequent management strategies through a series of internal workshops to meet those goals and objectives. During this process, consideration was given to public comments received during the public scoping process.

Parks & Open Space implemented the following steps in developing management direction: internal and external scoping; issues, opportunities and constraints identification; planning criteria development; data collection; and assessment of current management. The issues, opportunities and constraints identification, and assessment of current management process began in the fall of 2009 when the Parks & Open Space interdisciplinary team extensively reviewed current land management decisions/direction from the Lagerman Reservoir Management Plan (County 1988) and property-specific agricultural management plans. Planning issues, opportunities, and constraints are discussed in Sections 4.1.1. and 4.1.2. Parks & Open Space team members identified key direction for resources/uses in those plans that could be carried forward into a new Management Plan. They also identified resources/uses that need new management direction to respond to changes in conditions on the open space lands in the Planning Area.

Planning criteria are the ground rules that guide and direct the development of the plan and determine how the planning team approaches the development of the management direction (**Appendix I**, Planning Criteria). In conjunction with the planning issues, opportunities and constraints, planning criteria assure the planning process is focused. The criteria also help guide the final plan selection and provide a basis for judging the responsiveness of the planning options.

The Parks & Open Space planning team considered a number of management options during the planning process. These options looked at different ways to potentially manage resources and resource use in the Planning Area, including maintaining the current conditions and management activities, and were derived from input from the planning team, other Parks & Open Space staff, and the public. Overall, options were considered if they supported the overall vision for the Planning Area (see Section 1.5) and were considered feasible. Certain options were determined to be less practicable, and therefore, not given further consideration (see Section 4.1.4). Based on an assessment of the various options, the Parks & Open Space planning team developed a preferred management direction, provided in Chapter 5.

4.1.4 Management Options Considered but Dismissed

Sailing/Windsurfing at Lagerman Reservoir

Several comments received during initial scoping and during public review of the draft Management Plan requested that sailing and windsurfing be considered an allowable use on Lagerman Reservoir. These activities were subsequently evaluated for inclusion in the Management Plan. These activities were eliminated from consideration because there is minimal demand for sailing and windsurfing at Lagerman Reservoir, and these activities are allowed at two nearby reservoirs (Boulder Reservoir and Union Reservoir).

These activities would also not meet plan objectives to minimize impacts to wildlife at Lagerman Reservoir and to improve the fishing experience at Lagerman Reservoir. Sailing and windsurfing would increase disturbance of wildlife (i.e., noise, visibility, and wakes). The primary recreational purpose of the reservoir is for fishing and these two activities would not be consistent with the goal of providing the public quality fishing opportunities.

Playground at Lagerman

Members of the public were also interested in a playground at Lagerman Reservoir. Recreational activities on Parks & Open Space properties are limited to “passive recreation”, which is defined in the BCCP as:

Outdoor activities that create opportunities for independence, closeness to nature, and a high degree of interaction with the natural environment and which require no organization, rules of play, facilities, or the installation of equipment, other than those which may be necessary to protect the natural environment.

Because a formal playground at Lagerman Reservoir would not meet this definition, it was eliminated from consideration in the Management Plan. However, the City of Longmont is in the process of constructing the Dry Creek Park on the east side of North 75th Street, which will help meet this demand.

Night-time Hours

Requests for use of Lagerman Reservoir and the entire Planning Area after dark were made. The rules and regulations for Boulder County Parks and Open Space state that all properties within its jurisdiction are open from sunrise to sunset. This regulation is in place to reduce vandalism and illegal activity, which may occur after dark. It also protects human safety and provides wildlife with a respite from human use of the area. Because it is a rule for all open space properties and because of the above mentioned justifications, night time use of the Planning Area was not considered in this Management Plan.

Dogs Off-leash / Voice & Sight Command

A number of public comments received during the public comment period requested allowing dogs to be off-leash within the Planning Area. Many of these commenters requested allowing dogs to be off-leash under voice and sight (V&S) program. Allowing dogs to be off-leash within the planning area would provide a new and unique opportunity for many dog owners. Currently, off-leash areas on public land are limited in Boulder County. The City of Boulder has a V&S Tag program, whereby dog owners wishing to allow their dogs to be off-leash on certain city open space properties and under particular regulations may apply for a V&S tag. Dogs are also allowed off-leash in some parts of the National Forest, as well as at a number of municipal dog parks.

Parks & Open Space staff, however, feels the Planning Area is not suitable for allowing dogs to be off-leash, even under V&S command. Concerns include potential impacts to agricultural operations, potential effects on wildlife, and potential conflicts with other visitors. The majority of the planning area is under lease to private operators for livestock and cropland production. To limit impacts to these operations, all proposed trails within the planning area have been designated as “on-trail only” for all users. Permitting dogs to be off-leash would likely result in violations of this regulation, as well as result in impacts to the agricultural operations for any dog that wandered into the agricultural fields (e.g. trampled plants, scared cattle, etc.). In addition, allowing dogs off-leash may result in disruption to wildlife (e.g. abandonment of nest sites, flushing, etc.), especially around reservoirs and wetlands where a higher number of wildlife exists. Finally, allowing

dogs off-leash would likely lead to increased conflict amongst users if and when there is an interaction between an unwelcomed off-leash dog and an unwilling visitor. Therefore, off-leash access will not be allowed within the Planning Area. On-leash dogs, nonetheless, will be allowed on all trails throughout the Planning Area.

To provide for a more comprehensive approach to this issue for the entire Parks & Open Space system, dog off-leash areas and the use of V&S command will be deliberated in the forthcoming Visitor Use Policy.

Seasonal Closure

Some members of the public requested the seasonal closure (April 1 – August 31) around the west end of Lagerman Reservoir be lifted either on a trial basis or permanently. The seasonal closure is in place for a number of resources found within the area, including nesting osprey, nesting burrowing owls, nesting northern harriers, significant wetland areas, and wading and shorebird foraging and potential nesting sites along the west shore of the reservoir. The cumulative importance of these resources has resulted in the area being designated as a Critical Wildlife Habitat area in the BCCP (i.e. “Lagerman Reservoir (+ wetlands)”). Parks & Open Space believes the cumulative importance of these resources validates the continuance of this seasonal closure. Therefore, the seasonal closure will not be lifted at this time.

4.2 PUBLIC INVOLVEMENT PROGRAM

Parks & Open Space initiated a public involvement program in February 2010 and continued it throughout the planning process to support development of the Management Plan. The program includes: (a) two public meetings/open houses; (b) community outreach; (c) a project website providing information to the public and a forum in which to comment on the process; (d) project mailing list; (e) news releases for distribution to the local media; and (f) presentation of the plan to POSAC and BOCC for approval and adoption. Each of these program components is described in further detail below.

4.2.1 Public Meetings/Open Houses

Two public meetings/open houses were included in the Management Plan planning process. One open house was held early on in the process to solicit public input (scoping) related to issues and opportunities. The public open house was held in Longmont on February 10, 2010. The purpose of this open house was to conduct public scoping of the issues in the Planning Area. Approximately 60 people attended the meeting.

The second public meeting was held on April 17, 2012, from 5:30 – 7:30 p.m. at the Boulder County Parks & Open Space building (5201 St. Vrain Road, Longmont) with a formal presentation at 6:00 p.m. This meeting occurred during the public comment period of the draft management plan, which occurred between April 2 and May 1, 2012. The purpose of this meeting was to summarize the contents and findings of the draft Management Plan, as well as to answer questions and take input on the document from the public. Approximately 90 people attended the meeting.

4.2.2 Community Outreach

Parks & Open Space implemented a community outreach process that included working with local organizations and municipalities. There has been ongoing communication between Parks & Open Space and the City of Longmont and City of Boulder regarding the planning process. Parks & Open Space met with the Table Mountain Association on February 17, 2010. The purpose of the meeting was to provide an overview the Parks & Open Space planning process and describe the Planning Area under consideration for the Management Plan.

4.2.3 Website

In January 2010, a public website was launched to serve as the clearinghouse for project information during the planning process. The website (found at www.BoulderCountyOpenSpace.org) provides background information about the project, public participation opportunities and calendar, maps of the Planning Area, and copies of information documents such as public meeting materials. The site also provided a link to an

electronic comment form for submitting comments about the project during specific comment periods, as well as an opportunity to be added to the project mailing list.

4.2.4 Project Mailing List

Parks & Open Space compiled a list of over 600 individuals, agencies, and organizations that have participated in past Parks & Open Space projects or are located within approximately 1,500 feet of the Planning Area. Each of these individual listings was mailed a postcard for the initial public scoping period and open house and the draft Management Plan public meeting. All attendees who signed-in were added to the official project mailing list.

4.2.5 News Releases

Periodically, Parks & Open Space prepares news releases for distribution to local news media. Such news releases generally result in press coverage of the Management Plan process and public notification. Several articles appeared in local newspapers regarding the Management Plan planning process.

4.2.6 Parks & Open Space Advisory Committee / Board of County Commissioners

Following the initial public comment period, a summary of the Planning Area's issues was presented to the POSAC on May 27, 2010. The draft Management Plan was presented to the POSAC on May 24, 2012. Public comments were accepted during the meeting. POSAC voted 9-0 in favor of recommending to the BOCC to approve and adopt the draft Management Plan. The final plan was presented to the BOCC for review and adoption on June 19, 2012, beginning at 4:00 p.m. This meeting included a public hearing. The BOCC unanimously (3-0) approved and adopted the Management Plan.

4.3 DISTRIBUTION AND AVAILABILITY OF THE DRAFT MANAGEMENT PLAN

The draft Management Plan was made available to the public on the project Web site (www.BoulderCountyOpenSpace.org). A copy was also available at Parks & Open Space main headquarters located at 5201 St. Vrain Road, Longmont. The public could also request to receive a copy via regular mail. The public was notified about the release of the draft plan via the Parks & Open Space website, media releases, the public meeting, and mailings and /or e-mails to the project mailing list.

4.4 DISTRIBUTION AND AVAILABILITY OF THE APPROVED MANAGEMENT PLAN

The final approved Management Plan will be made available to the public on the project website (www.BoulderCountyOpenSpace.org). A copy will also be available at Parks & Open Space main headquarters located at 5201 St. Vrain Road, Longmont. The public may also request to receive a copy via regular mail. Copies of the approved plan will be made available to Parks & Open Space staff for future management of the properties in the Planning Area.

CHAPTER 5 RESOURCE MANAGEMENT

5.1 INTRODUCTION

This chapter describes Parks & Open Space's decisions regarding strategies that will guide use and management of Parks & Open Space properties in the Lagerman-Imel-AHI Open Space Complex over the next 15 years. Some background on Parks & Open Space's approach is provided for each of the primary categories; these are followed by specific goals, objectives, and management strategies.

Acreage and other numbers used in the management direction are approximate and serve for conceptual purposes only. Data from GIS have been used in developing acreage calculations. Readers should not infer that they reflect exact measurements or precise calculations.

5.2 USE OF ADAPTIVE MANAGEMENT PROCESS

Parks & Open Space incorporates adaptive management principles into Management Plans and programs. Adaptive management recognizes that ecosystems are very complex, and understanding of their processes and responses to management actions is limited. Thus, the greatest hurdle to overcome in implementing effective management strategies is uncertainty and lack of relevant information.

Adaptive management acknowledges that there are incomplete data and uncertainty when dealing with natural resources, and that through continued research and monitoring of management practices, new information will be collected. This new information is evaluated, and a determination is made whether to adjust the strategy accordingly to improve success in meeting plan objectives.

The Management Plan contains clear objectives for management outcomes of the various resources and land uses in the Planning Area. The Management Plan also lists a suite of initial actions that will be taken in an effort to restore and manage ecosystems to meet the Management Plan objectives. Monitoring is an important component of implementation and will be used to gauge the effectiveness of actions at achieving objectives.

5.3 GOALS, OBJECTIVES, AND MANAGEMENT STRATEGIES

Each of the decisions is characterized in the plan as goals, objectives, and management strategies. These are defined as follows:

- **Goals** describe broad direction and desired conditions for each resource or land use. Goals are derived from the Parks & Open Space mission statement and department goals, Parks & Open Space policy guidance, and public scoping input.
- **Objectives** describe more detailed outcomes or “desired future conditions” for different components of the resource or land use that combine to meet the overall goals.
- **Management Strategies** describe efforts that Parks & Open Space anticipate taking to achieve the objectives (for example, grazing rotation, wetland restoration, monitoring), based on the best available information and technology at the time of plan development. As new information, technology, or practices become available or established, certain management strategies may be added, modified, or discontinued to incorporate the best available science using an adaptive management approach (Section 5.2).

Management strategies will be implemented over the next 15 years and are included here because they are considered the most appropriate actions for managing these properties. Inclusion of these actions and uses is dependent on funding and resources.

The following eight primary categories are described in this chapter:

- Lands and Realty (LR) (Section 5.4.1);
- Natural Resources (NR) (Section 5.4.2);

- Cultural Resources (CR) (Section 5.4.3);
- Recreation, Visitor Services, and Visual Quality (RV) (Section 5.4.4);
- Agriculture (AG) (Section 5.4.5);
- Park Operations and Maintenance (PM) (Section 5.4.6);
- Community Values (CV) (Section 5.4.7); and
- Monitoring (MO) (Section 5.4.8).

5.4 PROPOSED RESOURCE MANAGEMENT

Management within the Planning Area will emphasize the area's multiple resource values and potential uses, protect the most sensitive resources, and utilize an adaptive management approach using the most current resource information. Agricultural and recreational uses and protection of natural resources would be balanced throughout the Planning Area. Key components of proposed resource management include the following:

- Agricultural production will continue within the majority of the Planning Area. This will include irrigated and non-irrigated cropland, pasture, and rangeland for livestock. These areas will be closed to the public except along designated trails and within designated areas around Lagerman Reservoir to avoid conflicts with agricultural operations and for public safety. Agricultural lands will continue to be leased to private operators for conventional and direct market agricultural uses. Where appropriate, formerly irrigated lands will be restored to irrigated cropland, and existing building sites will be utilized for agricultural and other open space purposes, including a wildlife holding facility.
- Wildlife habitats, plants, and ecosystems will be sustainably managed and enhanced to the extent possible throughout the Planning Area. Particular areas with unique or sensitive biological resources will be designated Primary Habitat Areas with specific management prescriptions to protect the sites' resources, and three areas would be designated Conservation Areas with more restrictive management (see Figure 5-1). These areas, as well as others throughout the Planning Area, will be managed to support the resource values including wetlands, grasslands, riparian areas, nest sites, and wildlife populations, with a primary focus on migratory bird species and raptors.
- Opportunities for recreational activities will be provided within the Planning Area. Recreational trail use will be enhanced by providing a total of approximately 8.0 miles² of multiple-use trails, an increase of approximately 6.4 miles from the current 1.6 miles of trail (see Figure 5-2). To protect resource values, visitor safety, and limit conflict with agricultural operations, *all trails will be on-trail use only* except for fishing access around Lagerman Reservoir and at the trailhead. Lagerman Reservoir will continue to be managed with an emphasis on providing a successful warmwater sport fisheries program. Existing authorized boating activities on Lagerman Reservoir will also remain in place (non-motorized vessels, such as canoes and kayaks, and motorized vessels with electric motors or gasoline motors of 7.5 horsepower).

The eight primary management categories presented in Section 5.3 are described below along with the relevant goals, objectives, and management strategies.

² Note: The exact length of the trail will be determined during final trail planning, alignment, and construction and may vary from the approximate length provided in the Management Plan. Final mileage will be based on the final trail alignment measured in the field following construction.

5.4.1 Lands and Realty (LR)

The Parks & Open Space Real Estate division strives to acquire those lands most threatened by development, in-holdings near or adjacent to already existing open space, prime agricultural lands, wildlife habitat, riparian and scenic corridors, and trail connections using a variety of funding sources.

Parks & Open Space's general land management approach is to: (1) manage open space in a manner consistent with applicable laws and regulations, and the principles of good stewardship to accomplish acquisition purposes and serve the public interest; and (2) develop Management Plans that best support the public interest, preserve and enhance environmental quality, and are compatible with surrounding land uses. Any future acquired land or acquired interest in land would be managed for the purposes for which the land was acquired or in the same manner as adjacent or comparable public land.

Goal LR 1: Land throughout and in the vicinity of the Planning Area will be protected and utilized as desired by the public and as necessary to meet the goals of the Parks & Open Space program.

Objective LR 1.1: Acquire interest in additional land and water in the vicinity of the Planning Area, as desired by the citizens of Boulder County.

Management Strategies

LR 1.1.1: Utilize land exchanges, purchases, and donations to acquire interest in land with high public resource values through fee title ownership or CE.

LR 1.1.2: Manage acquired lands or interests in lands in a manner consistent with adjacent or nearby public lands, or manage them for the purposes for which they were acquired.

LR 1.1.3: Analyze future irrigation water needs and consider the purchase of additional water rights, if deemed necessary.

Objective LR 1.2: Maintain, and where desired, make available for lease County-owned residential and agricultural facilities within the Planning Area.

Management Strategies

LR 1.2.1: Negotiate leases, when needed, for Suitts and AHI Longmont Farms residences.

LR 1.2.2: Utilize the two barns on Suitts for storage and maintenance activities related to Parks & Open Space programs.

LR 1.2.3: Utilize existing and new structures in the developed area on AHI located at east end of access road along N. 75th Street for wildlife, agricultural, and maintenance activities related to Parks & Open Space programs, including a wildlife holding facility (see Figure 5-2).

Objective LR 1.3: Protect the County's real estate interests throughout the Planning Area.

Management Strategies

LR 1.3.1: Provide clear direction regarding rights-of-way and easements, while minimizing environmental impacts from the proliferation of separate rights-of-ways and easements.

LR 1.3.2: Consolidate linear rights-of-way by encouraging applicants to co-locate their rights-of-way with other existing rights-of-way.

LR 1.3.3: Identify mitigation measures as needed to minimize impacts of right-of-way corridors and easements (**Appendix J**, Guidelines, Techniques, and Practices).

5.4.2 Natural Resources (NR)

Parks & Open Space's approach to managing natural resources is to preserve and enhance native wildlife populations and their habitat in accordance with approved Parks & Open Space Management Plans and

policies and to require its lessees to follow certain management prescriptions. The primary goal of natural resource management is to minimize human impacts on the environment and to ensure the long-term protection of county open space as intact, naturally evolving ecosystems where possible, while providing for the study, interpretation, use and enjoyment of these resources by the general public. Inventory, monitoring, and assessment efforts identify disturbed areas and document long-term trends in the condition of natural resources.

The Environmental Management Goals and Environmental Resources Policies (**Appendix C**) in the *Boulder County Comprehensive Plan* is adhered to for management considerations. Once completed by Parks & Open Space and adopted by the BOCC, the Cropland, Grasslands, Wildlife, and Water Policies will also be used to guide management of natural resources in the Planning Area.

Parks & Open Space's approach to managing soil resources and water quality focuses on reducing soil erosion from various sources or the improper use of hazardous materials. All activities and management strategies will consider and respond to this approach.

Parks & Open Space responsibly and innovatively manages the County's water resources for diverse purposes. These resources are managed in an effective, sustainable, and efficient manner to support agriculture, provide quality visitor use opportunities, maintain viable riparian corridors, and for other environmental benefits. Stakeholders, government agencies, and Parks & Open Space staff work together as stewards to ensure the protection and optimum utilization of these resources.

The plant ecology program is responsible for protecting and restoring native and other desirable plant communities that are the backbone of Parks & Open Space ecosystems. Invasive weeds, development, and growing recreational use are increasingly threatening these native plant communities not already lost to these threats and the wildlife that depend on them. The County is dedicated to conserving and managing these remaining native plant communities.

Parks & Open Space's approach also supports the protection of wetlands. In carrying out land management responsibilities, Parks & Open Space minimizes the destruction, loss, or degradation of wetlands and strives for no net loss, while preserving and enhancing the natural and beneficial values of existing wetlands.

Noxious weeds reduce the quantity and quality of forage and wildlife habitat and restrict waterways. Utilizing an integrated weed management approach, Parks & Open Space strives to prevent the introduction of new invasive plant species, eradicate isolated or limited populations, and contain and manage weed species that are well established within the County. Management of noxious weeds on Parks & Open Space properties is guided by the *Boulder County Noxious Weed Management Plan* (County 2004) and Parks & Open Space Weed Management – Policies and Procedures (County 2010b).

Wildlife biologists work towards the conservation of wildlife and aquatic species on our open space in a practical and responsible manner. Parks & Open Space manages open space lands in response to the effects of urbanization, fragmentation, and increased recreation, and address wildlife and aquatic species concerns in response to agriculture needs and neighboring property owners.

Parks & Open Space policies provide for the protection of plant and animal species that are currently in danger of extinction (endangered), those that may become so in the foreseeable future (threatened), and other species of special concern within the County. This ensures that activities will not jeopardize the continued existence of threatened or endangered species or the designated areas (critical wildlife habitats) that are important in conserving these species.

Goal NR 1: Soil conditions will be maintained or improved; and geologic hazards will be managed for throughout the Planning Area.

Objective NR 1.1: Prevent, and where necessary, mitigate soil erosion and compaction.

Management Strategies

NR 1.1.1: Assess erosion and compaction potential of disturbance-causing activities (i.e., irrigation ditches, tillage, trail use, livestock impacts, etc.) and implement best management practices (BMP) (**Appendix J**) and mitigation measures as needed to conserve soil.

NR 1.1.2: Inspect disturbed and reclaimed areas following projects for signs of accelerated erosion or increased compaction and implement appropriate mitigation measures.

Objective NR 1.2: Reduce potential risks associated with known geologic hazards.

Management Strategies

NR 1.2.1: Restrict management activities in hazardous constraint areas on a case-by-case basis.

Goal NR 2: *Water-dependent habitat values will be maintained and enhanced, and water quality will be protected, while providing for the legal and authorized uses of water throughout the Planning Area.*

Objective NR 2.1: Manage water, to the extent possible based on Colorado water law and administration and water availability, to encourage a mosaic of habitats, including aquatic, wetland, riparian, and upland plant communities.

Management Strategies

NR 2.1.1: To the extent possible, water rights will be pursued and utilized for the benefit of fish and wildlife habitats.

NR 2.1.2: Manage Lagerman Reservoir for sport fish, waterfowl, and raptors to the extent possible based on available water and applicable water laws and regulations.

NR 2.1.3: Manage water in all other reservoirs in the Planning Area for agricultural activities (e.g., irrigation for crop production, livestock), while protecting wildlife and wetlands values to the extent possible.

NR 2.1.4: If and when water is legally available to be diverted into Lagerman Reservoir, coordinate with Public Service Company to bring water level to maximum preferred depth accordingly.

NR 2.1.5: At Lagerman Reservoir, staff gauges will be placed in locations that accurately and easily measure water depth. All staff gauge readings will be recorded regularly in the spring, summer, and fall.

Objective NR 2.2: Maintain watershed, wetland, and riparian functions to support hydrologic regimes, water quality, and community condition.

Management Strategies

NR 2.2.1: Work with Parks & Open Space water resource specialist, plant ecologist, wildlife specialist, and agricultural specialist prior to making management decisions involving water in the Planning Area to assess potential impacts to vegetation, wildlife, and agricultural activities.

NR 2.2.2: Analyze all management activities with the potential to impact reservoirs, ditches, streams, and other associated water-related resources to prevent degradation of existing water quality and loss of water.

NR 2.2.3: Primary Habitat Areas (**Figure 5-1 Primary Habitat Areas**) designated for wetlands, riparian areas, or aquatic systems will be protected as outlined in **Table 5-1**.

NR 2.2.4: Use best available technology and (or) BMPs to minimize impacts when locating linear facilities (pipelines, power lines, trails, fences, etc.) across streams, springs, riparian and wetland habitats, or water bodies (lakes, ponds). Livestock watering facilities and recreation facilities will be

allowed in these areas when no other alternatives exist and only when they meet management objectives.

NR 2.2.5: Develop new livestock water facilities to disperse livestock use where resource damage is occurring and to improve livestock distribution. Exceptions would be granted on a case-by-case basis.

NR 2.2.6: Conduct monitoring commensurate with the level of on-the ground activities and BMPs for protection of water resources. Incorporate adaptive changes to management direction in response to monitoring results.

Objective NR 2.3: Prevent or reverse impacts to flood-prone areas.

Management Strategies

NR 2.3.1: No actions would be permitted that would cause definable adverse impacts to the natural and beneficial functions of flood-prone areas.

Goal NR 3: Terrestrial and aquatic ecosystems will be managed in a manner that sustains native vegetation, wildlife, and special status species and maintains the biological integrity of the area, while providing for appropriate recreational and agricultural uses.

Objective NR 3.1: Maintain a diversity of plant species and habitats, including grassland, riparian, and wetland areas.

Management Strategies

NR 3.1.1: Promote native plant communities where possible through appropriate management measures (e.g. grazing, rest or exclusion from grazing, prescribed fire, native plant restoration, soil stabilization, water management, integrated pest management, etc.) with an emphasis on the highest quality natural areas.

NR 3.1.2: Manage grazing regimes to promote overall plant community health on native rangelands.

NR 3.1.3: Where appropriate and desired, restore native plant communities including wetlands, riparian habitat, and native grasslands.

NR 3.1.4: To meet biological resources goals, Primary Habitat Areas (**Figure 5-1 Primary Habitat Areas**) will be specifically managed as described in **Table 5-1 Descriptions of Primary Habitat Areas**.

NR 3.1.5: Maintain and preserve high quality wetland and riparian areas and improve degraded riparian and wetland areas relative to the site potential, including riparian and wetland restoration, instream fish habitat improvements.

NR 3.1.6: Monitor plant communities regularly, including where habitat rehabilitation efforts have been implemented, and adapt appropriate measures as necessary.

Objective NR 3.2: Maintain or improve wildlife habitats.

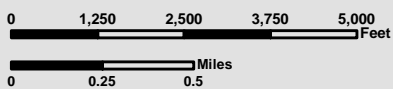
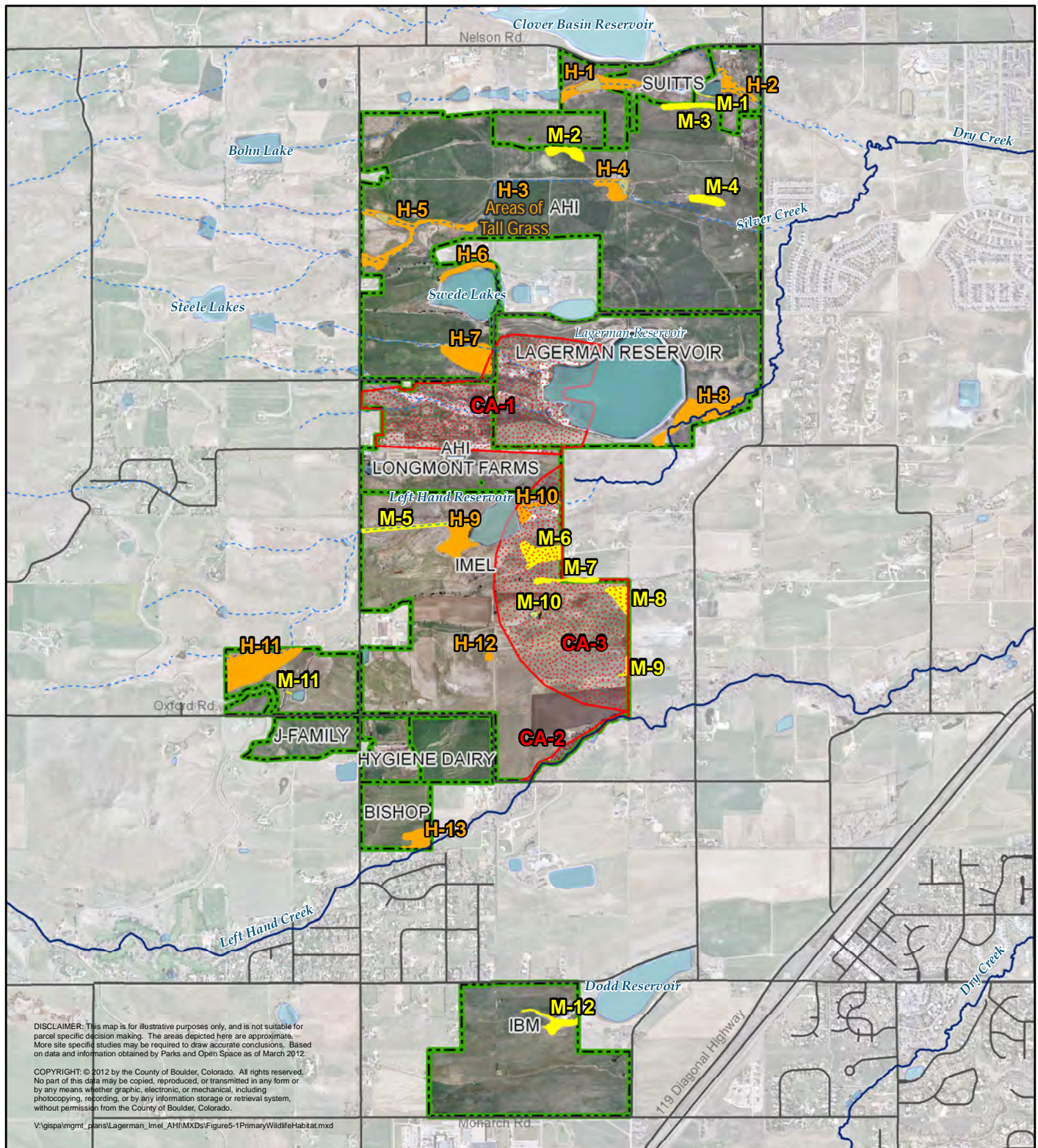
Management Strategies

NR 3.2.1: Work with Parks & Open Space wildlife specialists prior to proposed activities that may impact wildlife and their habitats, including raptors, waterfowl, and aquatic species.

NR 3.2.2: Strive to maintain or improve ecological condition of native grassland plant communities and riparian and wetland areas for wildlife through implementation of the appropriate management and conservation measures.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 5-1 Primary Wildlife Habitat



- Lagerman / Imel / AHI Open Space Complex
- Conservation Area-Very High Priority
- High Priority
- Medium Priority

Note: Habitat Areas are approximate

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Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
CA-1	Lagerman and AHI Turkey Farm	<p>Critical Wildlife Habitat #15 – Lagerman Reservoir (+ wetlands)</p> <p>Critical Wildlife Habitat designated in the Boulder County Comprehensive Plan (#15).</p> <p>Large, complex wetland system, which is an important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County.</p> <p>Significant species present include northern harrier, short-eared owl, savannah sparrow, burrowing owl, osprey, and prairie dogs.</p>	VERY HIGH - CONSERVATION AREA	West edge of Lagerman Reservoir to North 63 rd Street and from Prospect Road to near the ridgeline on AHI Turkey Farm.	<p>The site contains two drainages, which are created valuable wetland habitat. The area includes wetlands adjacent to the two inlets to the reservoir and a larger (approximately 75 acres), more complex wetland system further west of the reservoir. The wetlands provide valuable and unique wildlife habitat, filter particulates and toxins from the water, and aid in flood protection. The total area of the Critical Wildlife Habitat is approximately 168 acres.</p> <p>Three wildlife species (northern harrier, short-eared owl, and savannah sparrow) contributed to the creation of the Critical Wildlife Habitat. Documented burrowing owl use, the osprey nest platform and perch, and a small prairie dog colony have since added to the importance of the area.</p> <p>Existing fence has provided for the complex structure of the wetland, which has made the area more suitable for nesting by northern harriers. Grazing and other land uses would likely alter this structure by removing vegetation and/or trampling, thus making it less suitable for harrier nesting, short-eared owl use in the winter and spring before the new flush of growth, and use by other species throughout the year.</p>	Area is protected, preserved, and allowed to function in its natural condition with management directed toward enhancing the site for wildlife, while not impeding the conveyance of irrigation water.	<p>1. Allow only appropriate agricultural uses within CA-1, which do not negatively impact wildlife values.</p> <p>2. Continue to allow public use of Lagerman Trail around reservoir with a seasonal closure, as necessary, for nesting birds.</p> <p>3. Segments of the new trail system that cross CA-1 will remain open year-round, unless a seasonal or temporary closure is deemed necessary in the future to protect resources and / or for visitor safety.</p> <p>4. Fence the area, as necessary and appropriate.</p> <p>5. Assess the potential negative impact to the wetlands of any proposed future changes to water management in Lagerman Reservoir or changes to the irrigation ditches or irrigation regimes in the vicinity of the Conservation Area / Critical Wildlife Habitat.</p> <p>6. Monitor for and treat weed species as necessary.</p>
CA-2	Imel	<p>Critical Wildlife Habitat #14 – Lefthand Creek Cottonwood Grove and Wetlands</p> <p>Critical Wildlife Habitat designated in the Boulder County Comprehensive Plan (#14)</p> <p>Mature, well developed riparian forest, which is an important, unique, and dwindling habitat type for a wide diversity of common</p>	VERY HIGH - CONSERVATION AREA	The riparian habitat and stream channel of Lefthand Creek on Imel.	<p>Left Hand Creek is a natural stream channel that conveys natural stream flow as well as irrigation water. The area contains a well-developed riparian forest with a mix of mature native tree species, which is very important for a diversity of wildlife, including migratory stopover habitat as well as nesting and foraging habitat for numerous species of neotropical migratory birds. Raptor species will forage in the area and perhaps nest. In addition, there were at least 8 species of native fish in this stretch of the creek in 2007.</p> <p>The overall area of this conservation area on County-owned open space is approximately 5 acres. However the Critical Wildlife Habitat covers a total of approximately 230 acres.</p> <p>A fence occurs along the riparian area with a single, narrow</p>	Area is protected, preserved, and allowed to function in its natural condition with management directed toward enhancing the site for wildlife, while not impeding the conveyance of irrigation water.	<p>1. Minimize use within fenced portion of the riparian area.</p> <p>2. Leave highest quality habitat undisturbed to the extent possible, especially during breeding season.</p> <p>3. Consider restoring (e.g. regrading, planting, and reseeded, if necessary) degraded areas to increase the value of the habitat, while limiting impacts to water management.</p> <p>4. Monitor for and treat weed species as necessary.</p>

¹ Note: In general, the “current condition” of each habitat area matches or is close to the “desired condition”, hence the recognition of these sites as “Primary Habitat Areas”. Management of these areas into the future will strive to maintain these desired conditions, and where necessary, improve upon the current condition to enhance the habitat values.

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
		species and species of special concern within Boulder County. At least 8 species of native fish within Left Hand Creek.			water access point for livestock to allow them access to the creek for water. The fence has limited livestock access to the stream, which has promoted more understory growth and complexity and regeneration of riparian trees		
CA-3	Imel (Nest is on private property, but CA-3 is on County-owned land.)	Bald Eagle Nest Nesting site for bald eagle.	VERY HIGH – CONSERVATION AREA	Nest is on private parcel immediately east of Imel along Holland Ditch. CA-3 is completely on County-owned land and includes a ½ mile buffer from nest.	As of February 2012, a pair of bald eagles is constructing a new nest in a tree along the Holland Ditch. The tree is on a private parcel. A private residence is immediately adjacent to the nest and other private development is within the vicinity. Management on County-owned land is primarily pastureland and cropland. A trail proposed within this Management Plan would be approximately ½ mile away from the nest. Total area of CA-3 on County property is 173 acres.	Successful nesting of bald eagles with limited disturbance from Parks & Open Space’s management.	1. Annually monitor nest from County-owned land. 2. Follow management recommendations from USFWS and CPW within the bald eagle nest buffer on County-owned land. 3. Continue agricultural operations on County-owned land, monitor, and adaptively manage, as necessary. 4. Segments of the new trail system that cross CA-3 will remain open year-round, unless a seasonal or temporary closure is deemed necessary in the future to protect resources and / or for visitor safety.
H-1	Suitts	Ponds and Wetlands Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County.	HIGH	West end of Suitts along ditch.	The pond, drainage, and emergent wetlands habitat, along with the surrounding uplands, provide important wildlife habitat. The site is currently irrigated, hayed, and grazed, and the ditch conveys irrigation water.	Site is compatibly managed for wetland values and agricultural needs, including irrigation management and grazing.	1. Manage grazing to accommodate natural resource objectives to the extent possible. 2. Limit use by staff, lessee, and the public to protect resource values. 3. Monitor for and treat weed species as necessary.
H-2	Suitts	Alkali Wetlands – Irrigation Ditch Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County. Alkali wetlands are a unique wetland type tracked by the Colorado Natural Heritage Program: • <i>Distichilis spicata</i> herbaceous	HIGH	East side of Suitts, just south of the barns and east of the eastern-most pond.	A confluence of two ditches with floodplain dominated by salt-loving plants commonly found in alkali wetlands, though the fringes are being invaded by weeds. Much of the riparian area west (upstream) from this confluence shares the alkali wetland characteristics. The site is currently grazed by Sherriff’s Department horses, and the ditch conveys irrigation water.	Site is compatibly managed for wetland values and agricultural needs, including grazing.	1. Manage grazing to accommodate natural resource objectives to the extent possible. 2. Limit use by staff, lessee, and the public to protect resource values. 3. Monitor for and treat weed species as necessary.

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
		vegetation (salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state) <ul style="list-style-type: none">• <i>Sporobolus airoides</i> Southern Plains herbaceous vegetation (Great Plains salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Suaeda calceoliformis</i> herbaceous vegetation ranked S2 (i.e. imperiled in the state)					
H-3	AHI	Bobolink Nesting Area Bobolink is a rare (in Boulder County), tallgrass nesting species.	HIGH	Tall grass (smooth brome) hay meadows in portions of AHI.	The site is currently actively managed for irrigated grass hay and pastures and is harvested several times throughout the growing season. Nesting bobolinks were documented by Parks & Open Space wildlife staff in 2011 within the central irrigated hay field. However, other locations throughout AHI that are managed for grass hay are potential nesting sites.	Area managed to protect actively breeding bobolink nests.	<ol style="list-style-type: none">1. Monitor potential habitat areas for nesting bobolink annually for the next 5 years (through 2017).2. Parks & Open Space Agricultural Resource and Resource Management staff will work together to formulate appropriate responses and BMPs for active bobolink nests on AHI, such as maintaining suitable nesting habitat on the property and incorporating measures to protect active nests during the breeding season.3. Discourage additional development and uses within active nesting areas.4. To the extent possible, encourage bobolink nesting in locations that have the least impact on agricultural operations, such as in areas outside of center pivot sprinklers.
H-4	AHI	Emergent and Alkali Wetland Habitat Area – AHI Irrigation Pond Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County. Alkali wetlands are a unique wetland type tracked by the Colorado Natural Heritage	HIGH	Wetland on the west side of the pond located east of central center-pivot along Silver Creek.	<p>The primary use of the site is for irrigation water retention and supply. However, the site also contains emergent wetlands and open water, which is important habitat for a variety of species. The existing wetlands transition from deep water cattail and bulrush-dominated wetlands adjacent to the open water to marshy rush and sedge-dominated habitat further out and eventually to drier alkali wetlands within the western extent.</p> <p>This area containing the small pond and associated wetlands provide a refuge and relatively undisturbed water source for all manner of wildlife, including suitable nesting habitat for waterfowl. The size and quality of these wetlands supports a variety of wildlife, including but not limited to the several types of waterfowl, turtles, and frogs observed by Parks & Open Space wildlife staff. The area has been used by</p>	A wetland area that supports a variety of wildlife, including but not limited to waterfowl, turtles, frogs, and species of concern, including Northern Harriers, while meeting agricultural purposes of the pond.	<ol style="list-style-type: none">1. Assess the potential negative impact to the wetlands of any proposed future changes to the pond or the irrigation regimes in adjacent fields.2. Manage grazing and irrigation to accommodate natural resource objectives to the extent possible.3. Dredging and other maintenance of the pond should be completed after the fall migration and before the spring migration to the extent possible.4. Leave highest quality habitat

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
		<p>Program:</p> <ul style="list-style-type: none">• <i>Distichilis spicata</i> herbaceous vegetation (salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Sporobolus airoides</i> Southern Plains herbaceous vegetation (Great Plains salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Suaeda calceoliformis</i> herbaceous vegetation ranked S2 (i.e. imperiled in the state)			northern harriers, another species of special concern in Boulder County.		<p>undisturbed to the extent possible, especially during breeding season.</p> <p>5. Monitor for and treat weed species as necessary.</p>
H-5	AHI	<p>Silver Creek Habitat Area</p> <p>Relatively natural reach of Silver Creek with good riparian and wetland development, important for a variety of wildlife including migratory bird species.</p> <p>Opportunity to protect and improve the degraded, but still functioning, riparian ecosystem.</p>	HIGH	Reach of Silver Creek, including upstream tributaries, between 63 rd Street and west edge of central center-pivot.	<p>This reach of Silver Creek, which serves as an irrigation water conveyance channel, has natural meandering creek-like characteristics and well-established wetland and riparian habitat throughout. The surrounding area has been used for grazing, haying, and access.</p> <p>The downstream section below the confluence provides the best wildlife habitat on the AHI property. It includes well-developed streamside, herbaceous vegetation and mature, overstory cottonwood trees. This reach would best serve wildlife by being left undisturbed, especially during the breeding season. Riparian areas, such as this one, provide migratory stopover habitat, as well as nesting and foraging habitat for numerous species of neotropical migratory birds. Raptor species will forage in the area and perhaps nest. The large trees are used for perching by bald and golden eagles throughout the year. Small predators such as coyotes, foxes, skunks, weasels, and raccoons will also use the area for foraging, denning, and traveling.</p> <p>Despite pressures from prairie dogs and weeds, the upstream tributaries and associated wetlands and riparian areas still preserve value for wildlife and water quality and offer the potential for restoration.</p>	Area is managed for its natural values, to the extent possible, with management directed toward enhancing the site for wildlife, while not impeding the conveyance or management of irrigation water.	<p>1. Leave highest quality habitat undisturbed to the extent possible, especially during breeding season.</p> <p>2. Manage grazing to accommodate natural resource objectives to the extent possible.</p> <p>3. Consider restoring (e.g. regrading, planting, and reseeded, if necessary) degraded areas to increase the value of the habitat, while limiting impacts to water management.</p> <p>4. Consider removing, repairing or limiting use of access road across creek..</p> <p>5. Monitor for and treat weed species as necessary.</p> <p>6. If and when a new irrigation pond is constructed in this area, Parks & Open Space’s agricultural resource specialists, wildlife biologists, plant ecologists, and water resource specialists will work together on the appropriate siting.</p>
H-6	AHI	<p>Pond-edge Wetland Habitat Area – West Swede Lake</p> <p>Important, unique, and dwindling habitat type for a wide diversity of common species and species of special</p>	HIGH	Wetland area located on the north and northwest banks of West Swede Lake.	The primary use of West Swede Lake is for irrigation water retention and supply, while the land surrounding the habitat area is grazed. The fringe of the lake includes emergent wetlands including several species of sedges, rushes, bulrushes, and cattail. The entire shoreline and western in-flow area provide good wildlife habitat.	Site is compatibly managed for wetland values and agricultural needs, including irrigation management and grazing.	<p>1. Manage grazing to accommodate natural resource objectives to the extent possible.</p> <p>2. Leave highest quality habitat undisturbed to the extent possible, especially during breeding season.</p>

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
		concern within Boulder County.					3. Monitor for and treat weed species as necessary.
H-7	AHI	<p>Emergent and Alkali Wetland Habitat</p> <p>Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County.</p> <p>Alkali wetlands are a unique wetland type tracked by the Colorado Natural Heritage Program:</p> <ul style="list-style-type: none">• <i>Distichilis spicata</i> herbaceous vegetation (salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Sporobolus airoides</i> Southern Plains herbaceous vegetation (Great Plains salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Suaeda calceoliformis</i> herbaceous vegetation ranked S2 (i.e. imperiled in the state)	HIGH	Located in pasture northwest of the intersection of Prospect Road and North 67 th Street.	Wetland area located immediately south of the northern drainage that feeds into Lagerman Reservoir west of North 67 th Street and north of Prospect Road created by natural hydrology, irrigation, and soils. It includes both emergent (cattail) and alkali wetlands. It provides valuable and unique wildlife habitat (northern harrier and short-eared owl), filters particulates and toxins from the water, and aids in flood protection. The site is currently grazed.	Site is compatibly managed for wetland values and agricultural needs, including irrigation management and grazing.	<p>1. Manage grazing and irrigation to accommodate natural resource objectives to the extent possible.</p> <p>2. Limit use by staff, lessee, and the public to protect resource values.</p> <p>3. Monitor for and treat weed species as necessary.</p>
H-8	Lagerman	<p>Alkali Wetlands – Dry Creek</p> <p>Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County.</p> <p>Alkali wetlands are a unique wetland type tracked by the Colorado Natural Heritage Program:</p> <ul style="list-style-type: none">• <i>Distichilis spicata</i> herbaceous vegetation (salt meadows) ranked S3 (i.e. vulnerable to	HIGH	Southeast corner of Lagerman near Dry Creek.	The site contains alkali wetlands. The wetland provides valuable and unique wildlife habitat, filters particulates and toxins from the water, and aids in flood protection. The site is currently grazed.	Site is compatibly managed for wetland values and agricultural needs, including irrigation management and grazing.	<p>1. Manage grazing and irrigation to accommodate natural resource objectives to the extent possible.</p> <p>2. Limit use by staff, lessee, and the public to protect resource values.</p> <p>3. Monitor for and treat weed species as necessary.</p> <p>4. Existing fences could be modified or repaired to further protect the wetland.</p>

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
		<p>extirpation in the state)</p> <ul style="list-style-type: none">• <i>Sporobolus airoides</i> Southern Plains herbaceous vegetation (Great Plains salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Suaeda calceoliformis</i> herbaceous vegetation ranked S2 (i.e. imperiled in the state)					
H-9	Imel	<p>Emergent and Alkali Wetland Habitat Area – West of Left Hand Reservoir</p> <p>Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County.</p> <p>Alkali wetlands are a unique wetland type tracked by the Colorado Natural Heritage Program:</p> <ul style="list-style-type: none">• <i>Distichlis spicata</i> herbaceous vegetation (salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Sporobolus airoides</i> Southern Plains herbaceous vegetation (Great Plains salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Suaeda calceoliformis</i> herbaceous vegetation ranked S2 (i.e. imperiled in the state)	HIGH	Area west of Left Hand Reservoir.	Wetland area west of Left Hand Reservoir created by irrigation ditch, natural hydrology, and soils. The high quality wetland contains a variety of rushes, sedges, and cattails. It provides valuable and unique wildlife habitat, filters particulates and toxins from the water, and aids in flood protection. The site is currently grazed.	Site is compatibly managed for wetland values and agricultural needs, including irrigation management and grazing.	<p>1. Manage grazing and irrigation to accommodate natural resource objectives to the extent possible. .</p> <p>2. Limit use by staff, lessee, and the public to protect resource values.</p> <p>3. Monitor for and treat weed species as necessary.</p>
H-10	Imel	<p>Emergent and Alkali Wetland Habitat Area – East of Left Hand Reservoir</p> <p>Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder</p>	HIGH	Area east of Left Hand Reservoir.	Wetland area east of Left Hand Reservoir created by irrigation ditch, natural hydrology, and soils. The water eventually flows into Dry Creek. It is smaller in size than the wetland to the west of the reservoir and of slightly lesser quality, but still provides valuable and unique wildlife habitat, as well as filtering particulates and toxins from the water and aiding in flood protection. The site is currently grazed.	Site is compatibly managed for wetland values and agricultural needs, including irrigation management and grazing.	<p>1. Manage grazing and irrigation to accommodate natural resource objectives to the extent possible.</p> <p>2. Limit use by staff, lessee, and the public to protect resource values.</p> <p>3. Monitor for and treat weed species as necessary.</p>

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
		<p>County.</p> <p>Alkali wetlands are a unique wetland type tracked by the Colorado Natural Heritage Program:</p> <ul style="list-style-type: none">• <i>Distichlis spicata</i> herbaceous vegetation (salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Sporobolus airoides</i> Southern Plains herbaceous vegetation (Great Plains salt meadows) ranked S3 (i.e. vulnerable to extirpation in the state)• <i>Suaeda calceoliformis</i> herbaceous vegetation ranked S2 (i.e. imperiled in the state)					
H-11	Imel	<p>Native Upland Prairie</p> <p>Native upland prairie is a unique and scarce habitat type within Boulder County.</p>	HIGH	West of North 63 rd Street within north-central and northwest corner of Imel.	<p>The area contains a remnant, native upland prairie, as well as two drainages that border it, and is currently grazed.</p> <p>The creek that runs along northwest corner of the Imel parcel has steep, eroded banks and only small pockets of native shrubs. Shrub and herbaceous plant cover could be improved through proper management of the area, including improving bank stabilization.</p> <p>Adjacent to the creek on the south side is a remnant patch of native prairie with another drainage bordering the prairie to the south. Native upland prairie, once abundant, has been heavily impacted by agriculture and development in Boulder County, and therefore, is now rare. Native remnants like this have unique habitat values, as well as cultural values (e.g. source of seed for revegetation efforts).</p>	Site is compatibly managed for native habitats, including remnant native prairie and stream corridor, and agricultural needs, including grazing.	<p>1. Leave highest quality habitat undisturbed to the extent possible.</p> <p>2. Manage grazing to accommodate natural resource objectives to the extent possible.</p> <p>3. Additional development and uses within this area should be strongly discouraged</p> <p>4. Consider restoring (e.g. regrading, planting, and reseeding) degraded areas to increase the value of the habitat.</p> <p>5. Monitor for and treat weed species as necessary.</p>
H-12	Imel	<p>Swainson’s Hawk Nest – Cottonwood</p> <p>Nesting site for Swainson’s hawk.</p>	HIGH	West of north-south access road through center of Imel.	A Swainson’s hawk nest is located in a pair of cottonwood trees approximately 100 feet west of the main north-south access road (extending north from N. 67 th Street). The area surrounding the nest is currently grazed with a number of lateral ditches within the vicinity of the tree.	Successful nesting of Swainson’s hawks, as well as other species, in and along the pond and wetlands.	<p>1. Parks & Open Space wildlife, agriculture, and trail staff will work together on final trail alignment around nest.</p> <p>2. Annually monitor nest for impacts of proposed trail.</p> <p>3. Continue agricultural operations, monitor, and adaptively manage as necessary.</p>

Table 5-1. Descriptions of Primary Habitat Areas

AREA NO.	PROPERTY	NATURAL RESOURCE VALUE	HABITAT PROTECTION PRIORITY	LOCATION	AREA DESCRIPTION	DESIRED CONDITION ¹	MANAGEMENT PRESCRIPTIONS
							4. If necessary, create a no disturbance buffer around nest during active nesting that limits non-agricultural uses.
H-13	Bishop	Remnant Left Hand Creek Oxbow Important, unique, and dwindling habitat type for a wide diversity of common species and species of special concern within Boulder County.	HIGH	North side of Lefthand Creek in southeast corner of Bishop.	<p>This area appears to be an old oxbow of Lefthand Creek. It is a flooded bowl, filled with cattail, bulrush, and a mix of riparian tree and shrub species of different age classes. The mature trees, cattail marsh, and shrub thickets provide great habitat for foraging, movement, or reproduction of a variety of wildlife species, especially those traversing the riparian corridor.</p> <p>There is existing, non-functioning fence. The banks of the oxbow are eroding and damaged due to livestock access. Without livestock access to Imel or portable watering facilities, stock must access this wetland for water.</p>	Area is protected, preserved, and allowed to function in its natural condition with management directed toward enhancing the site for wildlife.	<p>1. Leave highest quality habitat undisturbed to the extent possible, especially during breeding season.</p> <p>2. Manage grazing to accommodate natural resource objectives to the extent possible.</p> <p>3. Provide alternative water source for cattle to protect resource values of oxbow.</p> <p>4. Consider restoring (e.g. regrading, planting, and reseeding) degraded areas to increase the value of the habitat, if necessary.</p> <p>5. Monitor for and treat weed species as necessary.</p>

Table 5-1. Descriptions of Primary Habitat Areas

HABITAT PROTECTION PRIORITY	AREA NO. / PROPERTY/ NATURAL RESOURCE VALUE	DESIRED FUTURE CONDITION	MANAGEMENT PRESCRIPTIONS
MEDIUM	<p>M-1 (Suitts): <i>Shrub and wetland vegetation</i> along the southern shore of the eastern pond. The current species mix, cover, density, and location promote both nesting and foraging cover for a mix of wildlife species, especially avian species. This area may be included with the High Habitat Protection Priority wetland east of the pond.</p> <p>M-2 (AHI): <i>Emergent wetlands</i> on the northern edge of AHI, just south of Suitts. The wetlands are created by a ditch along the property boundary. These wetlands attract a variety of pollinators, and provide a mosaic of native species fringing the non-native pasture.</p> <p>M-3 (AHI): Section of James Ditch, in the northeast section of AHI, which has creek-like <i>riparian qualities</i> and may provide important habitat between fragmented fields to the north and south.</p> <p>M-4 (AHI): <i>Two small alkali wetlands</i> located within the east-central portion of the AHI property, between bends in James Ditch and partially inside the center-pivot irrigated field.</p> <p>M-5 (Imel): Ditch that feeds Left Hand Reservoir provides <i>wetland habitat</i>, which would serve the species, primarily avian, that utilize both the ditch and the reservoir.</p> <p>M-6 (Imel): A <i>native upland prairie remnant</i> in east-central Imel, north of the Holland Ditch, is in fairly good condition, but with the potential for weed encroachment. This area is dominated by winterfat, a native shrub important for wildlife forage and uncommon in Boulder County. Native upland prairie is rare in this area, which has been heavily impacted by agriculture and grazing, and native remnants like this should be protected for habitat.</p> <p>M-7 (Imel): The <i>cottonwood gallery</i> along the Holland Ditch provides important structure and habitat.</p> <p>M-8 (Imel): A larger <i>willow carr wetland</i> on the east side of Imel has been utilized in the past for willow pole harvest, making the wetland not only a great resource for habitat, but also for future plant material needs. This wetland is in great shape, with structural variety (willows, sedges, rushes, cattails, etc.), and is currently coexisting well with recent management practices.</p> <p>M-9 (Imel): <i>Two willow wetlands</i> on the eastern edge of Imel have important habitat values.</p> <p>M-10 (Imel): A substantial <i>shrub and bulrush community</i> along the stock pond located southeast of Left Hand Reservoir. The current species mix, cover, density, and location promote both nesting and foraging cover for a mix of wildlife species, especially avian species.</p> <p>M-11 (Imel): The small stock pond west of 63rd Street, near the Feeder Canal has some good <i>wetland species diversity</i> as well as structural diversity at its west end. The current species mix, cover, density, and location promote both nesting and foraging cover for a mix of wildlife species, especially avian species.</p> <p>M-12 (IBM): <i>Emergent wetlands</i> upstream of Dodd Reservoir in northeast corner of site. The wetlands are currently in decent condition and seem to be healthy in the current management regime.</p>	<p>For all Medium Habitat Priority Areas:</p> <p>The site is maintained in its current state or improved.</p>	<p>For all Medium Habitat Priority Areas:</p> <p>1. Continue current management with the potential to add exclosures (i.e. fences) around sensitive resources.</p> <p>2. Monitor over time (quantitative or observational)</p> <p>3. Adaptively manage if significant change occurs to resource (e.g. change grazing regime, water management, fencing, etc.)</p>

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NR 3.2.3: Utilize appropriate and beneficial wildlife enhancement measures (e.g. wildlife structures, integrated pest management, etc.) to improve and enhance wildlife habitat, where appropriate and necessary.

NR 3.2.4: All new projects (e.g., trails, agricultural infrastructure, cultivation, etc.) will consider and minimize or eliminate adverse impacts to wildlife, such as bisecting wildlife travel corridors and fragmenting wildlife habitat, to the extent possible, while meeting other planning objectives.

NR 3.2.5: Provide for migratory bird habitat at Lagerman Reservoir, and other sites where appropriate, through implementation of actions supporting habitat diversity (e.g., varying water depths, managing species diversity, manipulating vegetation structure, etc.).

NR 3.2.6: Maintain and recruit large cottonwoods and willows, where appropriate, as potential raptor nest trees and perching sites and songbird nesting and foraging habitat.

NR 3.2.7: Retain and annually monitor the Lagerman Reservoir 85-acre seasonal (April 1-August 31) wildlife habitat closure (**Figure 5-1**). Based on monitoring and Parks & Open Space wildlife specialist's recommendations, Parks & Open Space Director may revise seasonal closure area and closure period as necessary.

NR 3.2.8: Monitor for occupied raptor and species of special concern nests and provide a non-disturbance buffer around active nest sites. Parks & Open Space wildlife specialist will determine the appropriate buffer distances and seasonal restrictions. Buffer size varies among species and may be modified depending on potential for disturbance from a particular activity or project (e.g., mowing, trail construction, recreation, outreach, etc.). Parks & Open Space wildlife specialists, on a case-by-case basis, may grant exceptions to restrictions.

NR 3.2.9: Before any wildlife enhancement projects (e.g. raptor nest construction or relocation projects) are implemented, an ecological and viability evaluation would be completed for short- and long-term effects to the species and impacts on other management objectives including agriculture and visitor use.

NR 3.2.10: Promote conservation, restoration, and enhancement of aquatic habitats (i.e., water habitat structures, shade trees) in Lagerman Reservoir, Left Hand Creek, and other aquatic environments. Consult with CPW for management guidance as necessary.

NR 3.2.11: Quantitatively or qualitatively monitor wildlife habitat throughout the Planning Area on a regular basis.

NR 3.2.12: Work with other outside resource management agencies (e.g. CPW) as necessary on wildlife management and implementation strategies throughout the Planning Area.

NR 3.2.13: Monitor sites where habitat and wildlife and aquatic species recovery efforts have been implemented, and adapt measures as necessary.

Objective NR 3.3: Minimize and mitigate adverse impacts to special status species and their habitats from otherwise authorized activities.

Management Strategies

NR 3.3.1: Review ongoing activities for impacts to listed plants and wildlife species and their habitats (Federal and State Threatened, Endangered, or Proposed species, CNHP-listed species, and County Species of Concern) and other species of interest to the County. Modify activities where necessary to avoid or minimize adverse impacts to species.

NR 3.3.2: Complete project specific botanical, wildlife, and aquatic species evaluations before authorizing new actions. Review and modify projects and activities to avoid or minimize adverse impacts to listed species.

NR 3.3.3: If special status species occur, consult with the USFWS or CPW on recovery efforts, management, and mitigation of actions that may impact listed plants, wildlife, or aquatic species.

Objective NR 3.4: Control noxious weeds throughout the Planning Area.

Management Strategies

NR 3.4.1: Implement on-going prevention activities (**Appendix K**, Best Management Practices for Weed Prevention) to avoid contributing to the spread of invasive plants.

NR 3.4.2: Control all State List A weed species (as listed by the Colorado Department of Agriculture's Weed Management Program [CDA 2010]), B List species (as listed in the *Boulder County Noxious Weed Management Plan* [County 2004]), and Parks & Open Space priority species found within the Planning Area.

NR 3.4.3: Implement invasive plant control methods including, but not limited to, physical, mechanical, biological, and chemical control in accordance with the *Boulder County Noxious Weed Management Plan* (County 2004) and Parks & Open Space Weed Management – Policies and Procedures (County 2010b).

NR 3.4.4: Rehabilitate areas treated for noxious weeds, where necessary, to provide desired and sustainable plant communities and avoid re-establishment of invasive plant populations.

NR 3.4.5: Monitor sites where noxious weed treatment has been implemented and adapt appropriate measures as necessary.

5.4.3 Cultural Resources (CR)

With the adoption of County's Historic Preservation Program in September 1992, County Commissioners clearly stated that our heritage is worthy of our protection for future generations. Parks & Open Space's policy is to avoid or minimize adverse effects to NRHP, State Register of Historic Properties, Boulder County Landmark eligible properties whenever possible. If adverse effects are unavoidable, Parks & Open Space typically mitigates the adverse effects through a site documentation or data recovery program that has been developed in consultation with the State Historic Preservation Office and other interested parties.

The Cultural Resource Goals and Policies (**Appendix C**) in the *Boulder County Comprehensive Plan* is adhered to for management considerations. Once completed by Parks & Open Space and adopted by the BOCC, the Cultural Resources Policy will also be used to guide management of cultural resources in the Planning Area.

The following goals and objectives outline actions that Parks & Open Space has determined are necessary to meet the department's cultural resource management responsibilities.

Goal CR 1: Significant cultural resources will be preserved and protected and will be available for appropriate uses.

Objective CR 1.1: Seek to protect significant cultural resources from impacts from new undertakings.

Management Actions

CR 1.1.1: Identify priority areas based on cultural resource data.

CR 1.1.2: Complete cultural resource surveys when ground-disturbing actions are proposed in unsurveyed locations.

CR 1.1.3: Implement site protection measures to protect at-risk sites.

CR 1.1.4: Update existing cultural records when opportunities arise.

CR 1.1.5: Monitor known sites within the Planning Area periodically to determine if land uses within the vicinity of the site are damaging known cultural resources. If significant sites are being damaged, management actions will be implemented. If the site cannot be protected, mitigation may be considered.

5.4.4 Recreation, Visitor Services, and Visual Quality (RV)

Parks & Open Space provides and maintains public recreational opportunities, facilities, and interpretive and education programs on open space lands in accordance with the BCCP and an approved Management Plan. The Management Plan is intended to protect the health and safety of the users, protect land and water resources from environmental degradation, conserve agricultural land in Boulder County, and protect cultural resources from damage.

The Open Space Goals and Open Space Policies (**Appendix C**) in the BCCP are adhered to for management considerations. Once completed by Parks & Open Space and adopted by the BOCC, the Recreation and Visitor Use Policy will also be used to guide management of recreational resources in the Planning Area.

Recreational Facilities and Visitor Uses

Except for regional parks, Parks & Open Space provides only a basic, yet sufficient, level of maintenance or development on Parks & Open Space properties. Recreational use is permitted on properties open to the public, and where such use is consistent with the Management Plan for that property and does not adversely impact natural and cultural resources or other management objectives of the property. Recreation facilities on Parks & Open Space open space are operated and maintained in a safe and healthful manner and are accessible to people with disabilities where opportunities exist according to applicable regulations.

Allowed recreational uses on Parks & Open Space properties that are open to the public include passive recreation activities, such as hiking, biking, jogging, photography, picnicking, or nature studies. In some instances, some activities such as biking, boating, horseback riding, or fishing, can be limited or restricted.

Recreational facilities and visitor services in the Planning Area would continue to be concentrated at Lagerman Reservoir, and would consist of mainly a boat dock and ramp, trailhead and parking area with amenities, and interpretive material. Any future proposed recreational improvements would retain a low level of development with a “rustic” character. For purposes of this section, “rustic” means small in scale, non-intrusive on the landscape, and providing primarily for visitor appreciation, safety, and protection of resources versus comfort and convenience.

Trails Management

Trail construction and management is the responsibility of the Recreation and Facilities division within Parks & Open Space. Trail corridors are specifically designated within Management Plans along with limitations on the types of uses allowed. Most Parks & Open Space trails are multi-use; however, there are use restrictions at some parks. The intent of trails management is to provide a network of trails that will protect the Planning Area’s natural, agricultural, and cultural resources, while providing opportunities for visitors to use and experience the uniqueness of the Planning Area. Trails management also includes limitations on use to ensure safety or to protect resources from degradation due to excessive erosion, dust, wildlife disturbances, disturbance of agricultural activities, and other impacts.

Parks & Open Space properties are also designated as either “open” or “closed” to the general public for access. For example, Parks & Open Space areas being managed for agricultural purposes, whether by Parks & Open Space or a lessee, are typically closed to the public unless trails and other related facilities are specifically designated. Parks & Open Space may also close Parks & Open Space areas to the public as necessary or desirable due to wildlife, vegetation, management review, contractual agreement, public safety concerns and/or other resource protection needs.

Interpretation and Education

Dissemination of information through education and interpretation of the natural, cultural, and agricultural resources on Parks & Open Space lands is a vital component to the user experience. This is primarily accomplished through the Education and Outreach group and Resource Protection group, as well as with the assistance of numerous volunteers. Information is also disseminated through kiosks, brochures, websites, and social media.

An informed public will help protect and enhance the unique recreational, agricultural, and environmental attributes of the area. Parks & Open Space develops interpretive programs to educate the public on resources and to provide information to visitors to improve their experience on Parks & Open Space lands, as well as to increase their awareness of natural, cultural, and agricultural resource values and public health and safety concerns. Visitor information is an important management responsibility that is not readily apparent, but instrumental in providing a quality recreation experience and contributing to an informed visitors.

Resource Protection

The Parks & Open Space Resource Protection group is responsible for patrolling trails and open space properties patrolling properties currently closed to the public, including agricultural land and wildlife closure areas; ensuring visitor safety and resource protection by responding to medical emergencies, wildland fires, and search and rescue incidents; communicating and interacting with park visitors; and enforcing rules and regulations when necessary.

Goal RV 1: A variety of passive recreational uses and activities that are compatible with other management goals and objectives will be supported in designated areas throughout the Planning Area.

Objective RV 1.1: Allow passive recreational activities and group uses within designated trail corridors, around the Lagerman trailhead and picnic shelter, and at Lagerman Reservoir.

Management Strategies

RV 1.1.1: Manage for a wide variety of passive recreational uses (i.e. multiple uses) along designated trail corridors including hiking, bicycling, equestrian use, trail running, dog walking, and wildlife viewing.

RV 1.1.2: Allow fishing and boating at Lagerman Reservoir only. All other water bodies will be closed to the public to protect agricultural uses and values and wildlife.

RV 1.1.3: Actively manage Lagerman Reservoir for warmwater sport fishing opportunities in accordance with CPW and Parks & Open Space regulations.

RV 1.1.4: Authorized boating activities on Lagerman Reservoir will include only non-motorized vessels³ and boats with electric or gasoline motors of 7.5 horsepower or less. Any motorized vessel with a motor larger than 7.5 horsepower shall have that motor's propeller lifted out of the water at all times. Vessels are restricted to wake-less speeds (less than five mile per hour.). Sailing and sailboards are specifically prohibited. All permissible boats and personal watercraft must be properly registered through CPW. Anyone boating must adhere to the Colorado boating statutes and regulations. Any special boating regulations for Lagerman Reservoir will be posted at the kiosk.

RV 1.1.5: Parks & Open Space areas being managed for agricultural purposes, whether by Parks & Open Space or a lessee, will be closed to the public except along designated trail corridors (10 feet off trail). The closure includes, but is not limited to, equestrian use, dogs, hiking, and bicycling. No recreational facilities will be provided in these areas except along trail corridors and other designated developed areas (e.g. trailhead).

RV 1.1.6: Follow all natural resource protection measures as defined in Goal NR 3, including wildlife closure areas, within areas open to the public.

RV 1.1.7: Areas open to the public will be open for daytime use only, between the hours of sunrise and sunset. Exceptions may be permitted only by obtaining written permission from Parks & Open Space or the Board of County Commissioners.

³ "Vessel" means every description of watercraft used or capable of being used as a means of transportation for persons and property on the water, other than single-chambered air-inflated devices, float tubes, or seaplanes.

RV 1.1.8: The most current Parks & Open Space rules and regulations approved by the Board of County Commissioners shall be applicable within the Planning Area.

RV 1.1.9: Parks & Open Space or the Board of County Commissioners may allow new types of passive recreational uses within the Planning Area if they are compatible with the management direction set forth in this Management Plan. Such uses would be evaluated by appropriate Parks & Open Space resource specialists on a case-by-case basis to assess potential use conflicts, resource impacts, and safety concerns.

RV 1.1.10: Monitoring will be carried out to keep track of trails, facilities, and visitor uses and to determine impacts from recreational use on natural, cultural, and agricultural resources. If monitoring indicates issues with trails, facilities, or visitor satisfaction or any direct impacts to resources such as raptor nests, wetlands, grazing, etc., Parks & Open Space may take immediate corrective action, such as establishing seasonal restrictions or area closures. Where possible, a less restrictive approach, such as fencing or a visitor education program, will be considered first.

Objective RV 1.2: Provide basic visitor facilities that can accommodate visitor demand within developed areas (e.g. trailhead) and along designated trail corridors, while protecting the character of the area and other resources.

Management Strategies

RV 1.2.1: At Lagerman Reservoir, continue to provide developed recreational facilities including the trailhead, parking area, kiosks, restroom, boat ramp and dock, group shelter, and other recreational and interpretive facilities that support the recreational and interpretation goals of Parks & Open Space.

RV 1.2.2: Provide limited recreational facilities along designated trail corridors elsewhere within Planning Area. Typical facilities may include the trail, trail signs, picnic tables, benches, and bird blinds. Equine watering facilities may also be provided along the trail. Facilities will be “rustic” and consistent with other Parks & Open Space facilities. New facilities will be evaluated on a case-by-case basis based on the management direction provided in this plan and by Parks & Open Space staff prior to implementation.

RV 1.2.3: Maintain existing Lagerman Reservoir trailhead and parking area. Expand and modify Lagerman Reservoir trailhead as necessary based on demand, and balanced against resource protection and loss of agricultural land. Particular attention will be paid to accommodating both horse trailers and boat trailers within the parking lot.

RV 1.2.4: Provide “rules and regulations” and other informational signs at Lagerman Reservoir parking area, boat dock, and kiosk to help minimize the impact on resources and to provide for visitor safety. Provide minimal information on interpretive signs along trails.

RV 1.2.5: Assess and improve recreation facilities and programs, as needed, and develop additional facilities in keeping with the vision for the Planning Area and the management goals and objectives.

RV 1.2.6: Provide adequate and timely maintenance of all facilities and signs.

Objective RV 1.3: Provide universal access to trailhead facilities to comply with relevant sections of the *Americans with Disabilities Act* (e.g., parking areas and restrooms) and provide trails that are appropriate for the site utilizing best management practices.

Management Strategies

RV 1.3.1: Assess all recreation, interpretive, and other public facilities for accessibility and develop appropriate retrofitting or construction program as necessary and as funding allows.

Goal RV 2: An effective trail network will be established and managed throughout the Planning Area that limits impacts to natural, cultural, and agricultural resources and neighboring properties, while providing for public use and enjoyment of the trail.

Objective RV 2.1: Create a trail network that is safe, sustainable, and provides for a variety of passive public recreational uses as defined in RV 1.1.1.

Management Strategies

RV 2.1.1: Provide approximately 7.6 miles of multi-use trail throughout the Planning Area as shown on **Figure 5-2 Proposed New Trail Network and Infrastructure**. The trail network will consist of the existing approximately 1.6-mile Lagerman Loop Trail, as well as the proposed 4.8-mile AHI Loop Trail and 1.25-mile Imel Connector Trail (i.e. approximately 6.0 miles of new trail). The proposed trail corridor is conceptual, but shows the approximate location of new trails. The exact location and length of the trail will be determined in the field following Management Plan adoption and may vary slightly from that provided in the Management Plan.

RV 2.1.2: The majority of the new trail will have an improved surface (e.g. crusher fines, road base, crushed recycled asphalt) and will be 8 feet wide. Modifications to these specifications may be made by Parks & Open Space staff as necessary based on site-specific constraints such as sensitive resources, wet areas, or other constraints.

RV 2.1.3: Improve trail on the existing Lagerman Loop to make it more accessible, including for equestrian users, where possible.

RV 2.1.4: Allow a no-parking trail access point and access trail (0.4 miles) to the AHI Loop Trail east of the intersection of North 63rd Street and Prospect Road at a point east of the existing wetland and heading north toward the AHI Loop Trail; and allow a no-parking trail access point at the southern terminus of the Imel Connector trail at the intersection of Oxford Road and North 67th Street (**Figure 5-2**).

RV 2.1.5: Connections to municipal or regional trails may be permitted in the future if the connections meet the vision and management direction found within this Management Plan. Connections to the City of Longmont's trail system will be allowed at the following locations: 1.) a connection from the AHI Loop at the intersection of North 75th Street and Pike Road to the City's Dry Creek Greenway and 2.) near the intersection of North 75th Street and Nelson Road in the vicinity of the Suitts Open Space to allow connections between the City's Dry Creek Community Park and the AHI Loop and potentially a future connection to Clover Basin Reservoir if desired by the city.

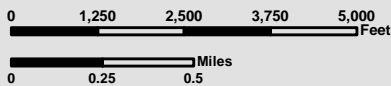
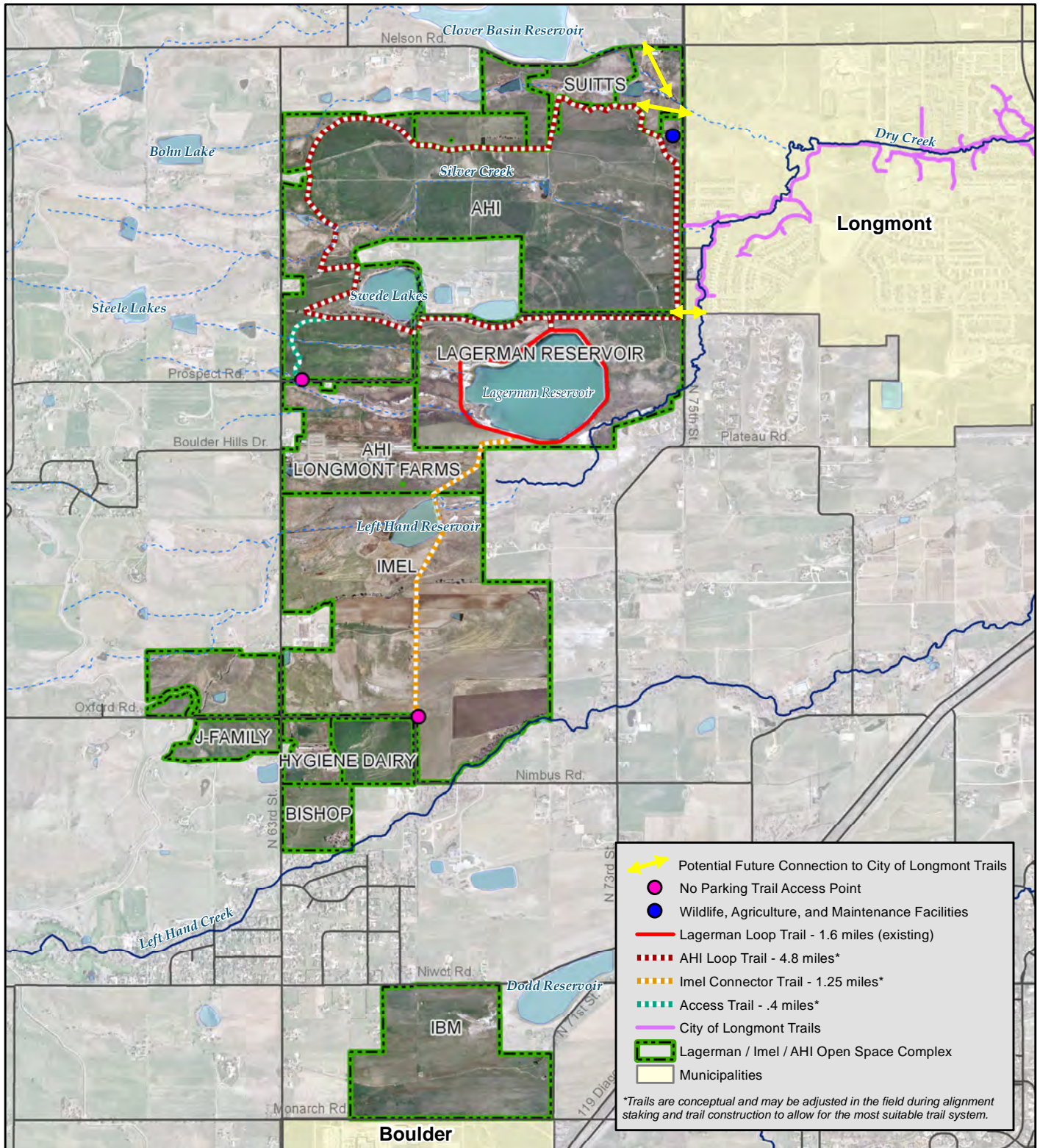
RV 2.1.6: Provide information to visitors about the trail system through signs, brochures, Parks & Open Space website, and other appropriate media. This information will inform visitors of trail conditions, types of allowable trail uses, rules and regulations, and other safety concerns.

RV 2.1.7: Trails would be subject to temporary closures due to wildlife, vegetation, agricultural activities (e.g. pesticide application), management review, contractual agreement, public safety concerns and/or other resource protection needs (e.g. during wet periods to reduce resource impacts). These closures would typically be short term, but would be in place for an appropriate length of time depending on the type of resource concern.

Objective RV 2.2: Design and manage the trail network in a manner that minimizes impacts to natural, cultural, and agricultural resource values, while accommodating multiple uses of the trail system.

Lagerman / Imel / AHI Open Space Complex Management Plan

Figure 5-2 Proposed New Trail Network and Infrastructure



DISCLAIMER: This map is for illustrative purposes only, and is not suitable for parcel specific decision making. The areas depicted here are approximate. More site specific studies may be required to draw accurate conclusions. Based on data and information obtained by Parks and Open Space as of March 2012.

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Management Strategies

RV 2.2.1: Minimize impacts to soils; water management infrastructure, delivery, and quality; native plants and wildlife; agricultural operations; and other significant resources through proper design, maintenance, or minor rerouting of trails.

RV 2.2.2: Consult with Parks & Open Space's wildlife biologist, plant ecologist, water resource specialist, cultural resource specialist, and agricultural specialist during the design, construction, and long-term maintenance of the trail to identify and avoid, where possible, potential impacts to significant natural, cultural, and agricultural resources and to improve the experience of trail users.

RV 2.2.3: Keep access by the general public to designated trails only (i.e. on-trail use only) except for access to fishing at Lagerman Reservoir and around the trailhead.

RV 2.2.4: Take actions to reduce off-trail travel such as education, enforcement, and placement of physical barriers (e.g. fence) in areas of undesignated, social trail development.

Goal RV 3: Informational, educational, and interpretive messages about the Planning Area's natural, cultural, recreational, and agricultural resource values and regulations will be provided to the public.

Objective RV 3.1: Provide interpretive information at appropriate public access areas, including at the trailhead, around Lagerman Reservoir, and along the designated trail corridor.

Management Strategies

RV 3.1.1: Assess, and as necessary, improve existing informational and interpretive facilities at Lagerman Reservoir trailhead, and develop additional facilities in keeping with the goals and objectives of the Management Plan.

RV 3.1.2: Provide information, education, and interpretive messages, through a variety of means on topics relevant to the Planning Area, including current agricultural practices, history of the surrounding area, water management, and significant natural resources (e.g. raptors).

Objective RV 3.2: Provide education and outreach programs on-site for the public.

Management Strategies

RV 3.2.1: Develop appropriate and desired education and outreach programs for the Planning Area.

RV 3.2.2: Education and outreach programs may highlight the area's agricultural heritage, water management, birds of prey, and multi-use management.

Objective RV 3.3: Improve recognition of Parks & Open Space lands and recreational opportunities within the Planning Area, as well as public awareness of rules and regulations.

Management Strategies

RV 3.3.1: Utilize signs, kiosks, maps, brochures, and Parks & Open Space's web site, in addition to other appropriate media (e.g. through County-sponsored Facebook and Twitter accounts), to disseminate information about the Planning Area. Ensure that signs, maps, brochures, and web-based information provide complementary and consistent information.

RV 3.3.2: Provide information on recreation opportunities, visitor safety, rules and regulations, and ethics messages. Incorporate timely seasonal information such as wildlife closures, fishing conditions, and bird viewing updates.

RV 3.3.3: Work with outreach groups to incorporate accurate information into their programs. Ensure that visitor information and outreach messages delivered by Parks & Open Space, nearby communities, and other media are compatible with the Planning Area's recreation niche and the protection of management objectives.

Goal RV 4: Public safety and adherence to the rules and regulations will be priorities throughout the Planning Area, such that public resource values and facilities will be protected.

Objective RV 4.1: Provide regular patrol of the Planning Area to ensure the rules and regulations and the management goals and objectives outlined in this Management Plan are adhered to.

Management Strategies

RV 4.1.1: Identify and resolve current and future unauthorized uses, such as trespass and vandalism throughout the Planning Area.

RV 4.1.2: Educate visitors of the rules and regulations and management direction found in this Management Plan through patrol, signs, and other education programs. Where necessary, cite violators.

RV 4.1.3: Commensurate with the level of new facilities and visitor use, provide additional patrol by Parks & Open Space rangers and County Sheriff's deputies.

Goal RV 5: Volunteer partnerships with community members, organizations, municipalities, and others will be utilized and encouraged to further the vision and management direction of the Planning Area.

Objective RV 5.1: Utilize volunteers for management, patrol, trail maintenance, education and outreach, and monitoring efforts where needed and appropriate.

Management Strategies

RV 5.1.1: Develop and maintain partnerships with user groups, such as equestrians, bicyclists, anglers, hikers, and wildlife viewing clubs, as well as local companies, schools, and other stakeholders, to promote responsible use of the open space, volunteerism, and self-policing and to educate users about the Planning Area's natural, cultural, and agricultural resources.

RV 5.1.2: Develop volunteer training opportunities as necessary to educate volunteers about the site.

RV 5.1.3: Consider an Adopt-a-Trail or other type of stewardship program for the Planning Area if there is a need and interest in the program.

Goal RV 6: Existing scenic quality will be preserved and enhanced.

Objective RV 6.1: Manage land uses throughout the Planning Area to retain the existing visual characteristics of the landscape, including agricultural amenities, trails, and natural areas.

Management Strategies

RV 6.1.1: New facilities, infrastructure, or activities throughout the Planning Area will be assessed for visual impacts. Ways to reduce visual impacts will be considered. This includes techniques such as using environmentally blending colors, avoiding reflective materials, and limiting contrast with the surrounding landscape where possible.

5.4.5 Agriculture (AG)

Parks & Open Space's Agricultural Resources division has two essential elements for a successful agricultural program: sound land management and a pool of competent operators willing to lease open-space agricultural properties. Parks & Open Space agricultural lands are leased to private operators (tenants) and are managed for the preservation of agriculture in the County. One of the primary intents of the Parks & Open Space agricultural program is to maintain diverse, sustainable, and viable agricultural operations for the long term.

The Parks & Open Space Agricultural Resources division oversees the agricultural leases for the properties in the Planning Area, including administering lease contracts and tracking rent and production information. The Agricultural Resources staff also develops, in conjunction with tenants, operating plans that address all

agricultural production, capital improvements, maintenance of infrastructure, and the conservation of soil, water, and natural resources. The County shares in the cost of maintenance of the agricultural properties with the tenants.

Based on the agreements in the lease, tenants are responsible for the day-to-day management operations and maintenance of the agricultural properties. Leases are typically for three years and include such terms as renewal information; amount of water available for use only on the property; operating plans outlining all aspects of agricultural maintenance, and rent payments in the form of crop share, cash rent, and /or grazing rent by animal unit day.

Because there is no standard lease agreement, Parks & Open Space has the flexibility to create the best lease contract for the tenant and the County. Retaining flexibility in operations is important because of the influential role that agricultural commodity markets, weather, labor, and timing have on production success.

The Agricultural Resources Goals and Agriculture Policies (**Appendix C**) in the *Boulder County Comprehensive Plan* and the Parks & Open Space *Cropland Policy* are adhered to for management considerations below and will continue to guide management of agricultural resources in the Planning Area in the future. The Agricultural Resources division also works cooperatively with the Colorado State University Extension and NRCS on agricultural issues.

Goal AG 1: Livestock operations and cropland production, including conventional and direct market production, will be maintained throughout the Planning Area, while conserving natural resources and providing recreational opportunities.

Objective AG 1.1: Practice grazing management that is compatible with natural, cultural, recreational, and other agricultural objectives.

Management Strategies

AG 1.1.1: Provide opportunities for agricultural lands to be leased to private operators for livestock production. Forage production and grazing management will be an important aspect of overall management.

AG 1.1.2: Planned grazing will be a component of written, property operation plans that are formulated by tenants and Open Space staff. Management of forage resources for grazing will take into account stage of growth and status of forage plants, timing of grazing, degree of utilization of forage, duration of grazing, amount of time between grazings, weather, and other environmental conditions. As grazing is initiated and plans implemented, managers will monitor livestock, forage and natural resources as they are influenced by environmental conditions (such as weather) and other factors. Managers will respond to changing conditions and management needs by modifying the grazing plan to adapt to those changes.

AG 1.1.3: Grazing will avoid adverse impacts to known listed plant populations, significant wildlife habitat, and riparian/wetland areas. Site-specific surveys may be required to identify necessary actions to avoid possible adverse effects. Primary Habitat Areas designated within or near grazing lands will be managed as outlined in **Table 5-1**.

AG 1.1.4: Adjacent to Lagerman Reservoir, trails, and other areas supporting recreational use, potential conflicts between recreational use and livestock grazing will be minimized through fencing, adjustments to grazing regimes, temporary closure of public access, or changes in trail alignments, when necessary.

AG 1.1.5: Actions that could be taken for making progress towards meeting proper rangeland and pasture health may include: changing the number of livestock, intensity of grazing, and/or season of use; implementing alternative grazing systems; constructing or modifying range and pasture improvements (e.g. fences, watering facilities, etc.); and/or other specific land treatments that are known to improve rangeland and pastureland health.

AG 1.1.6: Monitor rangeland and pastureland throughout the grazing season and over the long-term to track undesirable changes.

Objective AG 1.2: Continue to provide conventional and market crop production on irrigated and dryland cropland.

Management Strategies

AG 1.2.1: Provide opportunities for agricultural lands to be leased to private operators for conventional and direct market cropland, including allowing the necessary access by lessees and facilities for crop production.

AG 1.2.2: Agricultural leases shall require tenants to manage leased croplands consistent with a Soil & Water Conservation Plan in cooperation with the NRCS and for the tenant in conjunction with Parks & Open Space staff to formulate operating plans that include goals and objectives for the property and its resources, as well as outline agricultural management activities, maintenance, and capital improvements.

AG 1.2.3: Crop production will avoid adverse impacts to known listed plant populations, significant wildlife habitat, and riparian/wetland areas. Site-specific surveys may be required to identify necessary actions to avoid possible adverse effects. Primary Habitat Areas designated within or near cropland will be protected as outlined in **Table 5-1**.

AG 1.2.4: At AHI Longmont Farms and in other areas determined to be appropriate, reclaim and convert formerly irrigated lands back to irrigated cropland.

AG 1.2.5: To the extent possible based on available water, provide irrigation water for crop production.

Objective AG 1.3: Control and eradicate noxious weed infestations on agricultural lands.

Management Strategies

AG 1.3.1: Work with agricultural lessees on property-specific weed management to meet noxious weed management objectives.

Objective AG 1.4: Provide facilities that will adequately support agricultural activities.

Management Strategies

AG 1.4.1: Construct new, or rehabilitate, interior and exterior fencing as necessary. Fencing will allow for wildlife passage where appropriate.

AG 1.4.2: Provide opportunities for new or rehabilitated agricultural facilities and infrastructure (e.g. granaries, hay storage sheds) on a case-by-case basis based on needs of County and tenants. Use as a means to improve viability and efficiency and to meet specific agricultural goals and objectives. New facilities will require review by the appropriate Parks & Open Space staff and Boulder County Land Use, Parks and Open Space Advisory Committee, and County Commissioners, as required and necessary, prior to approval and would be constructed or renovated to retain the existing visual character of the area and to avoid natural resource degradation.

Goal AG 2: Water rights associated with the Planning Area will be exercised as decreed and protected from abandonment.

Objective AG 2.1: Secure and maintain water rights to ensure water availability for agriculture.

Management Strategies

AG 2.1.1: Regularly review existing water portfolio and water needs within the Planning Area to determine if there are shortfalls.

AG 2.1.2: If necessary and available, secure additional water rights for the Planning Area.

AG 2.1.3: Coordinate with State Engineers Office, water commissioner, and ditch companies as necessary.

AG 2.1.4: Keep necessary water use records. Where appropriate, install measurement structures to quantify irrigation water use.

Objective AG 2.2: Efficiently and effectively convey and apply irrigation according to the specific water right.

Management Strategies

AG 2.2.1: Manage, maintain, and build new irrigation water conveyance systems and irrigation system infrastructure for optimum use and efficiency of irrigation water.

AG 2.2.2: Monitor ditches for conveyance efficiency. Clean and test head gates and laterals for proper operation.

AG 2.2.3: Manage and maintain stock pond dams as necessary.

5.4.6 Park Operations and Maintenance (PM)

Parks & Open Space has approximately 120 part- and full-time employees and 10 extension office employees, as well as a number of seasonal employees. They acquire land, preserve historic buildings and features, build and maintain trails, operate farm leases, control weeds, track and protect wildlife, and preserve wetlands, grasslands, and other plant communities.

The Recreation and Facilities Division is responsible for the design, construction, and maintenance of all trails and facilities on all open space properties. In addition to major projects, the Recreation and Facilities Division maintains the existing trails and facilities, which include parking lots, restrooms, picnic shelters, picnic tables, trails and bridges, fences, and historical and agricultural structures. The Recreation and Facilities Division also removes unsafe structures, cleans up new properties, and restores buildings acquired with new open space properties.

Goal PM 1: Comprehensive and efficient management of lands within the Planning Area will be provided.

Objective PM 1.1: In conjunction with other properties and projects, prioritize management actions and needs of the Planning Area.

Management Strategies

PM 1.1.1: Annually, or as necessary, plan and budget for management activities including general operations and maintenance.

PM 1.1.2: Ensure sufficient staff and resources are available to successfully accomplish management tasks.

PM 1.1.3: Incorporate management needs into staffs' annual work plans as necessary.

PM 1.1.4: Include necessary resources in annual budgets (e.g. division budgets, CIP, grants, etc.).

Objective PM 1.2: Annually, at a minimum, discuss management issues and actions in the Planning Area.

Management Strategies

PM 1.2.1: Key staff including a wildlife biologist, water resource specialist, plant ecologist, weed specialist, education and outreach specialist, trail specialist, facilities specialist, resource protection specialist, agricultural specialist, resource planner, and others as necessary meet annually, at a minimum, to discuss management activities within the Planning Area.

PM 1.2.2: New and unique management decisions will be documented, approved by appropriate Parks & Open Space staff, and must be in conformance with the vision, goals, and objectives of the Management Plan.

Community Values (CV)

As part of any undertaking of a community-based planning effort, social, environmental, and economic values are at the heart of the community. Management strategies integrate the community values as part of the Management Plan.

Goal CV 1: Manage open space lands to provide benefits to residents, businesses, visitors, and future generations.

Objective CV 1.1: Look after and ensure the long-term sustainability of the Planning Area.

Management Strategies

CV 1.1.1: Incorporate community values in decision making (e.g. user surveys, public meetings and comments, etc...)

CV 1.1.2: Provide natural, cultural, social, and agricultural resource amenities on open space lands, which promote local communities as places to live, work, or visit.

CV 1.1.3: Preserve natural, cultural, and agricultural resources for the enjoyment of future generations.

CV 1.1.4: Provide for the long-term economic health of agricultural practices on open space lands and promote the beneficial effects of open space to the local economy.

CV 1.1.5: Work cooperatively with private organizations, community groups, and local governments to provide for customary uses of the Planning Area consistent with resource goals and objectives and to sustain, improve, and promote the cultural, economic, ecological, and social health of Boulder County.

5.4.7 Monitoring (MO)

The Parks & Open Space mission statement includes conserving natural, cultural and agricultural resources within Parks & Open Space lands. Resource monitoring provides critical knowledge to make informed, effective, and timely decisions regarding these resources and indicates the effects of allowable uses and outside factors that may affect the Planning Area. Monitoring is a critical component of an adaptive management approach. It provides Parks & Open Space with an increased understanding of the resources and the value of protecting them. Information gained through monitoring better equips Parks & Open Space to provide effective management of open space lands.

Monitoring ongoing changes at the micro- and macro-level, surveying existing resources, and inventorying new resources are necessary for maintaining an overall understanding of the processes that are occurring and for adapting management strategies in response to new information. The goal, objectives, and management strategies for monitoring are stated below.

Goal MO 1: Monitoring will be conducted to improve understanding, management, and protection of resources.

Objective MO 1.1: Authorize and encourage monitoring in the following order of priority:

- Monitoring that furthers scientific understanding of resources and has direct implications for guiding and improving management of natural, cultural, recreational, and agricultural resources as identified in the Management Plan.
- Monitoring that has scientific value, but may have only indirect benefits for understanding or management of resources.

Management Strategies

MO 1.1.1: Identify monitoring priorities, and update or revise annually or on an as-needed basis.

MO 1.1.2: Focus monitoring efforts on projects or resources whose topics are useful in formulating management actions and promote conservation, with special emphasis on listed or sensitive species and their habitats, noxious weeds, and recreational uses.

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CHAPTER 6 IMPLEMENTATION PROGRAM

6.1 INTRODUCTION

The success of the Lagerman-Imel-AHI Open Space Complex Management Plan will ultimately be measured by the degree to which it is implemented. This chapter provides the framework necessary to follow through with the Goals, Objectives, and Management Strategies presented in Chapter 5. This chapter consists primarily of a table (**Table 6-1** Implementation Plan) that reiterates the goals, objectives, and management strategies. In addition, it establishes the timing of each strategy, marks the highest priorities, and calls out the primary responsible party(ies). The purpose of this table is to assist Parks & Open Space managers and staff in implementing specific actions required to achieve the Management Plan's goals and objectives. This table also provides a convenient mechanism to track implementation progress on a regular (annual) basis over the 15- year life of the plan.

Acreage figures and other numbers used are approximate projections; readers should not infer that they reflect exact measurements or precise calculations. Acreages were calculated using GIS technology, and there may be slight variations in total acres between resources.

6.2 IMPLEMENTATION COMPONENTS

It should be noted that implementation in general for the Management Plan is dependent on available funding and other department-wide and County-wide priorities. Implementation of the Management Plan is organized into a series of specific management strategies for each of the issues associated with Lands and Realty; Natural Resources; Cultural Resources; Recreation, Visitor Services, and Visual Quality; Agriculture; Park Operations and Maintenance; Community Values; and Monitoring. **Table 6-1** presents a structure that addresses the key components of implementation. Each component is listed in a separate column in these tables and explained below.

6.2.1 Goals, Objectives, and Management Strategies

The goals, objectives, and management strategies listed in Table 6-1 are the same as those outlined in Chapter 5. They are reiterated in the table to have the information readily available to staff and to provide an easily reviewable format that allows for the addition of the timing, priorities, and responsible parties. Management strategies are specific action items intended to implement each objective, consistent with goals listed in Chapter 5. Management strategies are listed by number and a full description is provided.

6.2.2 Timing

All management strategies listed in Table 6-1 are intended to be implemented during the life of this Management Plan. The "Timing" column identifies when each strategy will occur. The three timeframes used in Table 6-1 are:

- *Periodically*: Management strategies that occur "periodically" are only implemented when necessary, or as opportunities arise, and are typically a one-time project or activity, though it may reoccur at a later date.
- *Ongoing*: Management strategies that are "ongoing" are ones that occur continuously, are part of day-to-day operations, or otherwise describe the overall management philosophy for the Planning Area.
- *Short-term*: Management strategies that occur in the "short-term" will be completed within 1 – 5 years following the adoption of this Management Plan. These are typically the highest priority projects for the Planning Area.

6.2.3 Priority

Each management strategy is prioritized in a simple hierarchy in Table 6-1 that includes the following categories:

- *High*: “High” priority management strategies are the most important strategies and will take priority over other strategies. High priority projects may not necessarily be implemented before other projects, but will be the primary focus of the Parks & Open Space Department within the Planning Area.
- *Medium*: Management strategies identified as “Medium” priority are still considered important, but are typically less critical. These may include management strategies that are necessary, but occur on a one-time basis only (e.g. a survey), or could be implemented sometime in the future if resources are available (e.g. restoration). Medium priorities are somewhere between the highest priority projects and standard operating procedures.
- *Standard Operating Procedure*: Standard Operating Procedures (SOP in Table 6-1) include strategies considered the normal course of action by the Parks & Open Space Department for a given situation.

6.2.4 Primary Responsibility

Overall, all divisions within Parks & Open Space are responsible for implementing and /or tracking the implementation of the management strategies listed in the Management Plan, especially as it relates to their discipline. However, in many cases one division or one work group within a division may hold the primary responsibility for ensuring the successful implementation of the management strategy and for notifying others within Parks & Open Space. Table 6-1 lists the division or work group with the primary responsibility of implementing each strategy. In some cases, this is listed as “multiple” meaning that more than 2 or 3 work groups are responsible or that the responsible parties may vary depending on the particular project or activity.

6.3 AMENDING AND UPDATING THE MANAGEMENT PLAN

6.3.1 Amending Information in the Management Plan

The Management Plan will be reviewed and amended on an as-needed basis to reflect changing conditions, new information, and budgetary realities. Much of this is expected to occur in response to activities related to monitoring actions (e.g., revegetation/restoration) and facility development when it occurs (e.g., trailhead improvements, trails development, etc.). Any major changes or amendments to the Management Plan would require additional public involvement.

6.3.2 Updating the Management Plan

The Management Plan has an intended life of 15 years. Therefore, a thorough review will be needed to the Management Plan around 2027. Plan updates or plan amendments can occur whenever conditions warrant.

Table 6-1. Goals, Objectives, and Management Strategies with Implementation Details

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
Lands and Realty (LR)					
Goal LR 1: Land throughout and in the vicinity of the Planning Area will be protected and utilized as desired by the public and as necessary to meet the goals of the Parks & Open Space program.					
Objective LR 1.1: Acquire interest in additional land and water in the vicinity of the Planning Area, as desired by the citizens of Boulder County.					
		LR 1.1.1: Utilize land exchanges, purchases, and donations to acquire interest in land with high public resource values through fee title ownership or CE.	Periodically	SOP	Real Estate
		LR 1.1.2: Manage newly acquired lands or interests in lands in a manner consistent with this Management Plan	Ongoing	SOP	Multiple
		LR 1.1.3: Analyze future irrigation water needs and consider the purchase of additional water rights, if deemed necessary.	Ongoing	SOP	Multiple
Objective LR 1.2: Maintain, and where desired, make available for lease County-owned residential and agricultural facilities within the Planning Area.					
		LR 1.2.1: Negotiate leases, when needed, for Suitts and AHI Longmont Farms residences.	Periodically	Medium	Administration
		LR 1.2.2: Utilize the two barns on Suitts for storage and maintenance activities related to Parks & Open Space programs.	Ongoing	Medium	Resource Management and Agriculture
		LR 1.2.3: Utilize existing and new structures in the developed area on AHI located at east end of access road along N. 75 th Street for wildlife, agricultural, and maintenance activities related to Parks & Open Space programs, including wildlife holding facility.	Ongoing	Medium	Resource Management and Agriculture
Objective LR 1.3: Protect the County’s real estate interests throughout the Planning Area.					
		LR 1.3.1: Provide clear direction regarding rights-of-way and easements, while minimizing environmental impacts from the proliferation of separate rights-of-ways and easements.	Periodically	Medium	Planning
		LR 1.3.2: Consolidate linear rights-of-way by encouraging applicants to co-locate their rights-of-way with other existing rights-of-way.	Periodically	Medium	Planning
		LR 1.3.3: Identify mitigation measures as needed to minimize impacts of right-of-way corridors and easements (Appendix J, Guidelines, Techniques, and Practices).	Periodically	Medium	Planning
Natural Resources (NR)					
Goal NR 1: Soil conditions will be maintained or improved; and geologic hazards will be managed for throughout the Planning Area.					
Objective NR 1.1: Prevent, and where necessary, mitigate soil erosion and compaction.					
		NR 1.1.1: Assess erosion and compaction potential of disturbance-causing activities (i.e., irrigation ditches, tillage, trail use, livestock impacts, etc.) and implement best management practices (BMP) (Appendix J) and mitigation measures as needed to conserve soil.	Periodically	SOP	Plant Ecology
		NR 1.1.2: Inspect disturbed and reclaimed areas following projects for signs of accelerated erosion or increased compaction and implement appropriate mitigation measures.	Periodically	SOP	Plant Ecology
Objective NR 1.2: Reduce potential risks associated with known geologic hazards.					
		NR 1.2.1: Restrict management activities in hazardous constraint areas on a case-by-case basis.	Periodically	SOP	Multiple
Goal NR 2: Water-dependent habitat values will be maintained and enhanced, and water quality will be protected, while providing for the legal and authorized uses of water throughout the Planning Area.					
Objective NR 2.1: Manage water, to the extent possible based on Colorado water law and administration and water availability, to encourage a mosaic of habitats, including aquatic, wetland, riparian, and upland plant communities.					
		NR 2.1.1: To the extent possible, water rights will be pursued and utilized for the benefit of fish and wildlife habitats.	Periodically	Medium	Multiple
		NR 2.1.2: Manage Lagerman Reservoir for sport fish, waterfowl, and raptors to the extent possible based on available water and applicable water laws and regulations.	Ongoing	High	Wildlife
		NR 2.1.3: Manage water in all other reservoirs in the Planning Area for agricultural activities (e.g., irrigation for crop production, livestock), while protecting wildlife and wetlands values to the extent possible.	Ongoing	High	Agriculture, Wildlife, and Water Resources
		NR 2.1.4: If and when water is legally available to be diverted into Lagerman Reservoir, coordinate with Public Service Company to bring water level to maximum preferred depth accordingly.	Periodically	Medium	Water Resources and Agriculture
		NR 2.1.5: At Lagerman Reservoir, staff gauges will be placed in locations that accurately and easily measure water depth. All staff gauge readings will be recorded regularly in the spring, summer, and fall.	Ongoing	Medium	Wildlife
Objective NR 2.2: Maintain watershed, wetland, and riparian functions to support hydrologic regimes, water quality, and community condition.					
		NR 2.2.1: Work with Parks & Open Space water resource specialist, plant ecologist, wildlife specialist, and agricultural specialist prior to making management decisions involving water in the Planning Area to assess potential impacts to vegetation, wildlife, and agricultural activities.	Periodically	SOP	Multiple
		NR 2.2.2: Analyze all management activities with the potential to impact reservoirs, ditches, streams, and other associated water-related resources to prevent degradation of existing water quality and loss of water.	Periodically	SOP	Multiple
		NR 2.2.3: Primary Habitat Areas designated for wetlands, riparian areas, or aquatic systems will be protected as outlined in Table ____.	Ongoing	High	Multiple

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
Goal NR 2: Terrestrial and aquatic ecosystems will be managed in a manner that sustains native vegetation, wildlife, and special status species and maintains the biological integrity of the area, while providing for appropriate recreational and agricultural uses.		NR 2.2.4: Use best available technology and (or) BMPs to minimize impacts when locating linear facilities (pipelines, power lines, trails, fences, etc.) across streams, springs, riparian and wetland habitats, or water bodies (lakes, ponds). Livestock watering facilities and recreation facilities will be allowed in these areas when no other alternatives exist and only when they meet management objectives.	<i>Periodically</i>	<i>SOP</i>	<i>Multiple</i>
		NR 2.2.5: Develop new livestock water facilities to disperse livestock use where resource damage is occurring and to improve livestock distribution. Exceptions would be granted on a case-by-case basis.	<i>Periodically</i>	<i>Medium</i>	<i>Agriculture</i>
		NR 2.2.6: Conduct monitoring commensurate with the level of on-the ground activities and BMPs for protection of water resources. Incorporate adaptive changes to management direction in response to monitoring results.	<i>Periodically</i>	<i>SOP</i>	<i>Multiple</i>
	Objective NR 2.3: Prevent or reverse impacts to flood-prone areas.				
		NR 2.3.1: No actions would be permitted that would cause definable adverse impacts to the natural and beneficial functions of flood-prone areas.	<i>Ongoing</i>	<i>SOP</i>	<i>Multiple</i>
	Goal NR 3: Terrestrial and aquatic ecosystems will be managed in a manner that sustains native vegetation, wildlife, and special status species and maintains the biological integrity of the area, while providing for appropriate recreational and agricultural uses.				
	Objective NR 3.1: Maintain a diversity of plant species and habitats, including grassland, riparian, and wetland areas.				
		NR 3.1.1: Promote native plant communities where possible through appropriate management measures (e.g. grazing, rest or exclusion from grazing, prescribed fire, native plant restoration, soil stabilization, water management, integrated pest management, etc.) with an emphasis on the highest quality natural areas.	<i>Ongoing</i>	<i>SOP</i>	<i>Plant Ecology</i>
		NR 3.1.2: Manage grazing regimes to promote overall plant community health on native rangelands.	<i>Ongoing</i>	<i>SOP</i>	<i>Agriculture</i>
		NR 3.1.3: Where appropriate and desired, restore native plant communities including wetlands, riparian habitat, and native grasslands.	<i>Periodically</i>	<i>Medium</i>	<i>Plant Ecology</i>
		NR 3.1.4: To meet biological resources goals, Primary Habitat Areas (Figure 5-1 Primary Habitat Areas) will be specifically managed as described in Table 5-1 .	<i>Ongoing</i>	<i>High</i>	<i>Plant Ecology and Wildlife</i>
		NR 3.1.5: Maintain and preserve high quality wetland and riparian areas and improve degraded riparian and wetland areas relative to the site potential, including riparian and wetland restoration, instream fish habitat improvements.	<i>Ongoing maintenance; Periodic improvements</i>	<i>Medium</i>	<i>Plant Ecology</i>
		NR 3.1.6: Monitor plant communities regularly, including where habitat rehabilitation efforts have been implemented, and adapt appropriate measures as necessary.	<i>Periodically</i>	<i>SOP</i>	<i>Plant Ecology</i>
	Objective NR 3.2: Maintain or improve wildlife habitats.				
		NR 3.2.1: Work with Parks & Open Space wildlife specialists prior to proposed activities that may impact wildlife and their habitats, including raptors, waterfowl, and aquatic species.	<i>Periodically</i>	<i>SOP</i>	<i>Multiple</i>
		NR 3.2.2: Strive to maintain or improve ecological condition of native grassland plant communities and riparian and wetland areas for wildlife through implementation of the appropriate management and conservation measures.	<i>Ongoing</i>	<i>Medium</i>	<i>Plant Ecology, Wildlife, and Agriculture</i>
		NR 3.2.3: Utilize appropriate and beneficial wildlife enhancement measures (e.g. wildlife structures, integrated pest management, etc.) to improve and enhance wildlife habitat, where appropriate and necessary.	<i>Periodically</i>	<i>Medium</i>	<i>Wildlife</i>
		NR 3.2.4: All new projects (e.g., trails, agricultural infrastructure, cultivation, etc.) will consider and minimize or eliminate adverse impacts to wildlife, such as bisecting wildlife travel corridors and fragmenting wildlife habitat, to the extent possible, while meeting other planning objectives.	<i>Periodically</i>	<i>SOP</i>	<i>Multiple</i>
		NR 3.2.5: Provide for migratory bird habitat at Lagerman Reservoir, and other sites where appropriate, through implementation of actions supporting habitat diversity (e.g., varying water depths, managing species diversity, manipulating vegetation structure, etc.).	<i>Ongoing</i>	<i>Medium</i>	<i>Wildlife</i>
		NR 3.2.6: Maintain and recruit large cottonwoods and willows, where appropriate, as potential raptor nest trees and perching sites and songbird nesting and foraging habitat.	<i>Ongoing</i>	<i>Medium</i>	<i>Plant Ecology, Wildlife, and Agriculture</i>
		NR 3.2.7: Retain and annually monitor the Lagerman Reservoir 85-acre seasonal (April 1-August 31) wildlife habitat closure (Figure 5-1). Based on monitoring and Parks & Open Space wildlife specialist’s recommendations, Parks & Open Space Director may revise seasonal closure area and closure period as necessary.	<i>Ongoing</i>	<i>High</i>	<i>Wildlife</i>
		NR 3.2.8: Monitor for occupied raptor and species of special concern nests and provide a non-disturbance buffer around active nest sites. Parks & Open Space wildlife specialist will determine the appropriate buffer distances and seasonal restrictions. Buffer size varies among species and may be modified depending on potential for disturbance from a particular activity or project (e.g., mowing, trail construction, recreation, outreach, etc.). Parks & Open Space wildlife specialists, on a case-by-case basis, may grant exceptions to restrictions.	<i>Periodically</i>	<i>SOP</i>	<i>Wildlife</i>
		NR 3.2.9: Before any wildlife enhancement projects (e.g. raptor nest construction or relocation projects) are implemented, an ecological and viability evaluation would be completed for short- and long-term effects to the species and impacts on other management objectives including agriculture and visitor use.	<i>Periodically</i>	<i>Medium</i>	<i>Wildlife</i>
		NR 3.2.10: Promote conservation, restoration, and enhancement of aquatic habitats (i.e., water habitat structures, shade trees) in Lagerman Reservoir, Left Hand Creek, and other aquatic environments. Consult with CPW for management guidance as necessary.	<i>Periodically</i>	<i>Medium</i>	<i>Wildlife</i>

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
Wildlife		NR 3.2.11: Quantitatively or qualitatively monitor wildlife habitat throughout the Planning Area on a regular basis.	<i>Periodically</i>	<i>SOP</i>	<i>Wildlife</i>
		NR 3.2.12: Work with other outside resource management agencies (e.g. CPW) as necessary on wildlife management and implementation strategies throughout the Planning Area.	<i>Periodically</i>	<i>SOP</i>	<i>Wildlife</i>
		NR 3.2.13: Monitor sites where habitat and wildlife and aquatic species recovery efforts have been implemented, and adapt measures as necessary.	<i>Periodically</i>	<i>Medium</i>	<i>Wildlife</i>
	Objective NR 3.3: Minimize and mitigate adverse impacts to special status species and their habitats from otherwise authorized activities.				
		NR 3.3.1: Review ongoing activities for impacts to listed plants and wildlife species and their habitats (Federal and State Threatened, Endangered, or Proposed species, CNHP-listed species, and County Species of Concern) and other species of interest to the County. Modify activities where necessary to avoid or minimize adverse impacts to species.	<i>Periodically</i>	<i>SOP</i>	<i>Plant Ecology and Wildlife</i>
		NR 3.3.2: Complete project specific botanical, wildlife, and aquatic species evaluations before authorizing new actions. Review and modify projects and activities to avoid or minimize adverse impacts to listed species.	<i>Periodically</i>	<i>SOP</i>	<i>Plant Ecology and Wildlife</i>
		NR 3.3.3: If special status species occur, consult with the USFWS or CPW on recovery efforts, management, and mitigation of actions that may impact listed plants, wildlife, or aquatic species.	<i>Periodically</i>	<i>SOP</i>	<i>Plant Ecology and Wildlife</i>
	Objective NR 3.4: Control noxious weeds throughout the Planning Area.				
		NR 3.4.1: Implement on-going prevention activities (Appendix K , Best Management Practices for Weed Prevention) to avoid contributing to the spread of invasive plants.	<i>Ongoing</i>	<i>SOP</i>	<i>Weeds</i>
		NR 3.4.2: Control all State List A weed species (as listed by the Colorado Department of Agriculture’s Weed Management Program [CDA 2010]), B List species (as listed in the Boulder County Noxious Weed Management Plan [County 2004]), and Parks & Open Space priority species found within the Planning Area.	<i>Ongoing</i>	<i>SOP</i>	<i>Weeds</i>
Weeds		NR 3.4.3: Implement invasive plant control methods including, but not limited to, physical, mechanical, biological, and chemical control in accordance with the Boulder County Noxious Weed Management Plan (County 2004) and Parks & Open Space Weed Management – Policies and Procedures (County 2010b).	<i>Ongoing</i>	<i>SOP</i>	<i>Weeds</i>
		NR 3.4.4: Rehabilitate areas treated for noxious weeds, where necessary, to provide desired and sustainable plant communities and avoid re-establishment of invasive plant populations.	<i>Periodically</i>	<i>SOP</i>	<i>Weeds and Plant Ecology</i>
		NR 3.4.5: Monitor sites where noxious weed treatment has been implemented and adapt appropriate measures as necessary.	<i>Ongoing</i>	<i>SOP</i>	<i>Weeds</i>
	Cultural Resources (CR)				
	Goal CR 1: Significant cultural resources will be preserved and protected and will be available for appropriate uses.				
Cultural Resources	Objective CR 1.1: Seek to protect significant cultural resources from impacts from new undertakings.				
		CR 1.1.1: Identify priority areas based on cultural resource data.	<i>Ongoing</i>	<i>SOP</i>	<i>Historic Preservation</i>
		CR 1.1.2: Complete cultural resource surveys, as appropriate, when ground-disturbing actions are proposed in unsurveyed locations.	<i>Periodically</i>	<i>SOP</i>	<i>Historic Preservation</i>
		CR 1.1.3: Implement site protection measures to protect at-risk sites.	<i>Periodically</i>	<i>SOP</i>	<i>Historic Preservation</i>
		CR 1.1.4: Update existing cultural records when opportunities arise.	<i>Periodically</i>	<i>SOP</i>	<i>Historic Preservation</i>
		CR 1.1.5: Monitor known sites within the Planning Area periodically to determine if land uses within the vicinity of the site are damaging known cultural resources. If significant sites are being damaged, management actions will be implemented. If the site cannot be protected, mitigation may be considered.	<i>Periodically</i>	<i>SOP</i>	<i>Historic Preservation</i>
	Recreation, Visitor Services, and Visual Quality (RV)				
Goal RV 1: A variety of passive recreational uses and activities that are compatible with other management goals and objectives will be supported in designated areas throughout the Planning Area.					
Recreation and Visitor Services	Objective RV 1.1: Allow passive recreational activities and group uses along designated trail corridors, around the Lagerman trailhead and picnic shelter, and at Lagerman Reservoir.				
		RV 1.1.1: Manage for a wide variety of passive recreational uses within designated trail corridors including hiking, bicycling, equestrian use, trail running, and wildlife viewing.	<i>Ongoing</i>	<i>High</i>	<i>Resource Protection, Recreation and Facilities</i>
		RV 1.1.2: Allow fishing and boating at Lagerman Reservoir only. All other water bodies will be closed to the public to protect agricultural uses and values and wildlife.	<i>Ongoing</i>	<i>High</i>	<i>Resource Protection</i>
		RV 1.1.3: Actively manage Lagerman Reservoir for warmwater sport fishing opportunities in accordance with CPW and Parks & Open Space regulations.	<i>Ongoing</i>	<i>High</i>	<i>Wildlife</i>

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
Goal RV 1: An effective trail network will be established and managed throughout the Planning Area that limits impacts to natural, cultural, and agricultural resources and neighboring properties, while providing for public use and enjoyment of the trail.	Objective RV 1.1: Provide basic visitor facilities that can accommodate visitor demand within developed areas (e.g. trailhead) and along designated trail corridors, while protecting the character of the area and other resources.	RV 1.1.4: Authorized boating activities on Lagerman Reservoir will include only non-motorized vessels and boats with electric or gasoline motors of 7.5 horsepower or less. Any motorized vessel with a motor larger than 7.5 horsepower shall have that motor’s propeller lifted out of the water at all times. Vessels are restricted to wake-less speeds (less than five mile per hour.). Sailing and sailboards are specifically prohibited. All permissible boats and personal watercraft must be properly registered through CPW. Anyone boating must adhere to the Colorado boating statutes and regulations. Any special boating regulations for Lagerman Reservoir will be posted at the kiosk.	Ongoing	Medium	Resource Protection
		RV 1.1.5: Parks & Open Space areas being managed for agricultural purposes, whether by Parks & Open Space or a lessee, will be closed to the public except along designated trail corridors (10 feet off trail). The closure includes, but is not limited to, equestrian use, dogs, hiking, and bicycling. No recreational facilities will be provided in these areas except along trail corridors and other designated developed areas (e.g. trailhead).	Ongoing	High	Resource Protection and Agriculture
		RV 1.1.6: Follow all natural resource protection measures as defined in Goal NR 3, including wildlife closure areas, within areas open to the public.	Ongoing	Medium	Resource Protection
		RV 1.1.7: Areas open to the public will be open for daytime use only, between the hours of sunrise and sunset. Exceptions may be permitted only by obtaining written permission from Parks & Open Space or the Board of County Commissioners.	Ongoing	SOP	Resource Protection
		RV 1.1.8: The most current Parks & Open Space rules and regulations approved by the Board of County Commissioners shall be applicable within the Planning Area.	Ongoing	SOP	Resource Protection
	Objective RV 1.2: Provide basic visitor facilities that can accommodate visitor demand within developed areas (e.g. trailhead) and along designated trail corridors, while protecting the character of the area and other resources.	RV 1.1.9: Parks & Open Space or the Board of County Commissioners may allow new types of passive recreational uses within the Planning Area if they are compatible with the management direction set forth in this Management Plan. Such uses would be evaluated by appropriate Parks & Open Space resource specialists on a case-by-case basis to assess potential use conflicts, resource impacts, and safety concerns.	Periodically	SOP	Multiple
		RV 1.1.10: Monitoring will be carried out to keep track of trails, facilities, and visitor uses and to determine impacts from recreational use on natural, cultural, and agricultural resources. If monitoring indicates issues with trails, facilities, or visitor satisfaction or any direct impacts to resources such as raptor nests, wetlands, grazing, etc., Parks & Open Space may take immediate corrective action, such as establishing seasonal restrictions or area closures. Where possible, a less restrictive approach, such as fencing or a visitor education program, will be considered first.	Periodically	SOP	Multiple
		RV 1.2.1: At Lagerman Reservoir, continue to provide developed recreational facilities including the trailhead, parking area, kiosks, restroom, boat ramp and dock, group shelter, and other recreational and interpretive facilities that support the recreational and interpretation goals of Parks & Open Space.	Ongoing	High	Recreation and Facilities
		RV 1.2.2: Provide limited recreational facilities along designated trail corridors elsewhere within Planning Area. Typical facilities may include the trail, trail signs, picnic tables, benches, and bird blinds. Equine watering facilities may also be provided along the trail. Facilities will be “rustic” and consistent with other Parks & Open Space facilities. New facilities will be evaluated on a case-by-case basis based on the management direction provided in this plan and by Parks & Open Space staff prior to implementation.	Ongoing	High	Recreation and Facilities
		RV 1.2.3: Maintain existing Lagerman Reservoir trailhead and parking area. Expand and modify Lagerman Reservoir trailhead as necessary based on demand, and balanced against resource protection and loss of agricultural land. Particular attention will be paid to accommodating both horse trailers and boat trailers within the parking lot.	Ongoing	Medium	Recreation and Facilities
Goal RV 2: An effective trail network will be established and managed throughout the Planning Area that limits impacts to natural, cultural, and agricultural resources and neighboring properties, while providing for public use and enjoyment of the trail.	Objective RV 2.1: Create a trail network that is safe, sustainable, and provides for a variety of passive public recreational uses.	RV 1.2.4: Provide "rules and regulations" and other informational signs at Lagerman Reservoir parking area, boat dock, and kiosk to help minimize the impact on resources and to provide for visitor safety. Provide minimal information on interpretive signs along trails.	Ongoing	SOP	Recreation and Facilities
		RV 1.2.5: Assess and improve recreation facilities and programs, as needed, and develop additional facilities in keeping with the vision for the Planning Area and the management goals and objectives.	Periodically	SOP	Recreation and Facilities
		RV 1.2.6: Provide adequate and timely maintenance of all facilities and signs.	Ongoing	SOP	Recreation and Facilities
		Objective RV 1.3: Provide universal access to trailhead facilities to comply with relevant sections of the Americans with Disabilities Act (e.g., parking areas and restrooms) and provide trails that are appropriate for the site utilizing BMPs.			
		RV 1.3.1: Assess all recreation, interpretive, and other public facilities for accessibility and develop appropriate retrofitting or construction program as necessary and as funding allows.	Periodically	SOP	Recreation and Facilities

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
Goal RV 2: Recreational and cultural resources will be managed in a manner that minimizes impacts to natural, cultural, and agricultural resource values, while accommodating multiple uses of the trail system.	Objective RV 2.1: Provide multi-use trail throughout the Planning Area as shown on Figure 5-2 Proposed New Trail Network.	RV 2.1.1: Provide approximately 7.6 miles of multi-use trail throughout the Planning Area as shown on Figure 5-2 Proposed New Trail Network. The trail network will consist of the existing approximately 1.6-mile Lagerman Loop Trail, as well as the proposed 4.8-mile AHI Loop Trail and 1.25-mile Imel Connector Trail (i.e. approximately 6.0 miles of new trail). The proposed trail corridor is conceptual, but shows the approximate location of new trails. The exact location and length of the trail will be determined in the field following Management Plan adoption and may vary slightly from that provided in the Management Plan.	Short Term	High	Recreation and Facilities
		RV 2.1.2: The majority of the new trail will have an improved surface (e.g. crusher fines, road base, crushed recycled asphalt) and will be 8 feet wide. Modifications to these specifications may be made by Parks & Open Space staff as necessary based on site specific constraints, such as sensitive resources, wet areas, or agricultural operations.	Short Term	High	Recreation and Facilities
		RV 2.1.3: Improve trail on the existing Lagerman Loop to make it more accessible, including for equestrian users, where possible.	Short Term	High	Recreation and Facilities
		RV 2.1.4: Allow a no-parking trail access point and access trail (0.4 miles) to the AHI Loop Trail east of the intersection of North 63rd Street and Prospect Road at a point east of the existing wetland and heading north toward the AHI Loop Trail; and allow a no-parking trail access point at the southern terminus of the Imel Connector trail at the intersection of Oxford Road and North 67th Street (Fig 5-2).	Ongoing	High	Multiple
		RV 2.1.5: Connections to municipal or regional trails may be permitted in the future if the connections meet the vision and management direction found within this Management Plan. Connections to the city of Longmont’s trail system will be allowed at the following locations: 1.) a connection from the AHI Loop at the intersection of North 75 th Street and Pike Road to the city’s Dry Creek Greenway and 2.) near the intersection of North 75 th Street and Nelson Road in the vicinity of the Suitts Open Space to allow connections between the city’s Dry Creek Community Park and the AHI Loop and potentially a future connection to Clover Basin Reservoir if desired by the city.	Short Term	High	Recreation and Facilities
	Objective RV 2.2: Design and manage the trail network in a manner that minimizes impacts to natural, cultural, and agricultural resource values, while accommodating multiple uses of the trail system.	RV 2.1.6: Provide information to visitors about the trail system through signs, brochures, Parks & Open Space website, and other appropriate media. This information will inform visitors of trail conditions, types of allowable trail uses, rules and regulations, and other safety concerns.	Ongoing	SOP	Multiple
		RV 2.1.7: Trails would be subject to temporary closures due to wildlife, vegetation, agricultural activities (e.g. pesticide application), management review, contractual agreement, public safety concerns and/or other resource protection needs (e.g. during wet periods to reduce resource impacts). These closures would typically be short term, but would be in place for an appropriate length of time depending on the type of resource concern.	Periodically	SOP	Multiple
		RV 2.2.1: Minimize impacts to soils; water management infrastructure, delivery, and quality; native plants and wildlife; agricultural operations; and other significant resources through proper design, maintenance, or minor rerouting of trails.	Periodically	SOP	Recreation and Facilities
		RV 2.2.2: Consult with Parks & Open Space’s wildlife biologist, plant ecologist, water resource specialist, cultural resource specialist, and agricultural specialist during the design, construction, and long-term maintenance of the trail to identify and avoid where possible potential impacts to significant natural, cultural, and agricultural resources and to improve the experience of trail users.	Short Term	High	Multiple
		RV 2.2.3: Keep access by the general public to designated trails only (i.e. on-trail use only) except for access to fishing at Lagerman Reservoir and around the trailhead.	Ongoing	High	Resource Protection
	Goal RV 3: Informational, educational, and interpretive messages about the Planning Area’s natural, cultural, recreational, and agricultural resource values and regulations will be provided to the public.	Objective RV 2.2.4: Take actions to reduce off-trail travel such as education, enforcement, and placement of physical barriers (e.g. fence) in areas of undesignated, social trail development.	RV 2.2.4: Take actions to reduce off-trail travel such as education, enforcement, and placement of physical barriers (e.g. fence) in areas of undesignated, social trail development.	Ongoing	SOP
Objective RV 3.1: Provide interpretive information at appropriate public access areas, including at the trailhead, around Lagerman Reservoir, and along the designated trail corridor.					
Objective RV 3.1.1: Assess, and as necessary, improve existing informational and interpretive facilities at Lagerman Reservoir trailhead, and develop additional facilities in keeping with the goals and objectives of the Management Plan.		RV 3.1.1: Assess, and as necessary, improve existing informational and interpretive facilities at Lagerman Reservoir trailhead, and develop additional facilities in keeping with the goals and objectives of the Management Plan.	Periodically	Medium	Education and Outreach
		RV 3.1.2: Provide information, education, and interpretive messages, through a variety of means on topics relevant to the Planning Area, including current agricultural practices, history of the surrounding area, water management, and significant natural resources (e.g. raptors).	Ongoing	Medium	Education and Outreach
Objective RV 3.2: Provide education and outreach programs on-site for the public.					
Objective RV 3.2.1: Develop appropriate and desired education and outreach programs for the Planning Area.		RV 3.2.1: Develop appropriate and desired education and outreach programs for the Planning Area.	Ongoing	Medium	Education and Outreach
	RV 3.2.2: Education and outreach programs may highlight the area's agricultural heritage, water management, birds of prey, and multi-use management.	Ongoing	Medium	Education and Outreach	
Objective RV 3.3: Improve recognition of Parks & Open Space lands and recreational opportunities within the Planning Area, as well as public awareness of rules and regulations.					

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
		RV 3.3.1: Utilize signs, kiosks, maps, brochures, and Parks & Open Space’s web site, in addition to other appropriate media (e.g. through County-sponsored Facebook and Twitter accounts), to disseminate information about the Planning Area. Ensure that signs, maps, brochures, and web-based information provide complementary and consistent information.	<i>Ongoing</i>	<i>SOP</i>	<i>Multiple</i>
		RV 3.3.2: Provide information on recreation opportunities, visitor safety, rules and regulations, and ethics messages. Incorporate timely seasonal information such as wildlife closures, fishing conditions, and bird viewing updates.	<i>Ongoing</i>	<i>Medium</i>	<i>Multiple</i>
		RV 3.3.3: Work with outreach groups to incorporate accurate information into their programs. Ensure that visitor information and outreach messages delivered by Parks & Open Space, nearby communities, and other media are compatible with the Planning Area’s recreation niche and the protection of management objectives.	<i>Periodically</i>	<i>Medium</i>	<i>Education and Outreach</i>
Goal RV 4: Public safety and adherence to the rules and regulations will be priorities throughout the Planning Area, such that public resource values and facilities will be protected.					
	Objective RV 4.1: Provide regular patrol of the Planning Area to ensure the rules and regulations and the management goals and objectives outlined in this Management Plan are adhered to.				
		RV 4.1.1: Identify and resolve current and future unauthorized uses, such as trespass and vandalism throughout the Planning Area.	<i>Periodically</i>	<i>Medium</i>	<i>Resource Protection</i>
		RV 4.1.2: Educate visitors of the rules and regulations and management direction found in this Management Plan through patrol, signs, and other education programs. Where necessary, cite violators.	<i>Ongoing</i>	<i>SOP</i>	<i>Resource Protection</i>
		RV 4.1.3: Commensurate with the level of new facilities and visitor use, provide additional patrol by Parks & Open Space rangers and County Sheriff’s deputies.	<i>Periodically</i>	<i>Medium</i>	<i>Resource Protection</i>
Goal RV 5: Volunteer partnerships with community members, organizations, municipalities, and others will be utilized and encouraged to further the vision and management direction of the Planning Area.					
	Objective RV 5.1: Utilize volunteers for management, patrol, trail maintenance, education and outreach, and monitoring efforts, where needed and appropriate.				
		RV 5.1.1: Develop and maintain partnerships with user groups such as equestrians, bicyclists, anglers, hikers, and wildlife viewing clubs, as well as local companies, schools, and other stakeholders, to promote responsible use of the open space, volunteerism, and self-policing and to educate users about the Planning Area’s natural, cultural, and agricultural resources.	<i>Ongoing</i>	<i>High</i>	<i>Multiple</i>
		RV 5.1.2: Develop volunteer training opportunities as necessary to educate volunteers about the site.	<i>Periodically</i>	<i>Medium</i>	<i>Education and Outreach</i>
		RV 5.1.3: Consider an Adopt-a-Trail or other type of stewardship program for the Planning Area if there is a need and interest in the program.	<i>Periodically</i>	<i>Medium</i>	<i>Recreation and Facilities</i>
Goal RV 6: Existing scenic quality will be preserved and enhanced.					
	Objective RV 6.1: Manage land uses throughout the Planning Area to retain the existing visual characteristics of the landscape, including agricultural amenities, trails, and natural areas.				
		RV 6.1.1: New facilities, infrastructure, or activities throughout the Planning Area will be assessed for visual impacts. Ways to reduce visual impacts will be considered. This includes techniques such as using environmentally blending colors, avoiding reflective materials, and limiting contrast with the surrounding landscape where possible.	<i>Periodically</i>	<i>SOP</i>	<i>Recreation and Facilities</i>
Agriculture (AG)					
Goal AG 1: Livestock operations and cropland production, including conventional and direct market production, will be maintained throughout the Planning Area, while conserving natural resources and providing recreational opportunities.					
	Objective AG 1.1: Practice grazing management that is compatible with natural, cultural, recreational, and other agricultural objectives.				
		AG 1.1.1: Provide opportunities for agricultural lands to be leased to private operators for livestock production. Forage production and grazing management will be an important aspect of overall management.	<i>Ongoing</i>	<i>High</i>	<i>Agriculture and Administration</i>
		AG 1.1.2: Planned grazing will be a component of written, property operation plans that are formulated by tenants and Open Space staff. Management of forage resources for grazing will take into account stage of growth and status of forage plants, timing of grazing, degree of utilization of forage, duration of grazing, amount of time between grazings, weather, and other environmental conditions. As grazing is initiated and plans implemented, managers will monitor livestock, forage and natural resources as they are influenced by environmental conditions (such as weather) and other factors. Managers will respond to changing conditions and management needs by modifying the grazing plan to adapt to those changes.	<i>Ongoing</i>	SOP	<i>Agriculture</i>
		AG 1.1.3: Grazing will avoid adverse impacts to known listed plant populations, significant wildlife habitat, and riparian/wetland areas. Site-specific surveys may be required to identify necessary actions to avoid possible adverse effects. Primary Habitat Areas designated within or near grazing lands will be managed as outlined in Table 5-1.	<i>Ongoing</i>	<i>High</i>	<i>Agriculture</i>
		AG 1.1.4: Adjacent to Lagerman Reservoir, trails, and other areas supporting recreational use, potential conflicts between recreational use and livestock grazing will be minimized through fencing, adjustments to grazing regimes, temporary closure of public access, or changes in trail alignments, when necessary.	<i>Ongoing</i>	Medium	<i>Agriculture</i>
		AG 1.1.5: Actions that could be taken for making progress towards meeting proper rangeland and pasture health may include: changing the number of livestock, intensity of grazing, and/or season of use; implementing alternative grazing systems; constructing or modifying range and pasture improvements (e.g. fences, watering facilities, etc.); and/or other specific land treatments that are known to improve rangeland and pastureland health.	<i>Periodically</i>	Medium	<i>Agriculture</i>

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
Goal AG 1: Agricultural lands within the Planning Area will be managed to provide for the production of crops and for the use of agricultural lands for agriculture.	Objective AG 1.2: Continue to provide conventional and market crop production on irrigated and dryland cropland.	AG 1.1.6: Monitor rangeland and pastureland throughout the grazing season and over the long-term to track undesirable changes.	Periodically	SOP	Agriculture
		AG 1.2.1: Provide opportunities for agricultural lands to be leased to private operators for conventional and direct market cropland, including allowing the necessary access by lessees and facilities for crop production.	Ongoing	High	Agriculture and Administration
		AG 1.2.2: Agricultural leases shall require tenants to manage leased croplands consistent with a Soil & Water Conservation Plan in cooperation with the NRCS and for the tenant in conjunction with Parks & Open Space staff to formulate operating plans that include goals and objectives for the property and its resources, as well as outline agricultural management activities, maintenance, and capital improvements.	Ongoing	High	Agriculture
		AG 1.2.3: Crop production will avoid adverse impacts to known listed plant populations, significant wildlife habitat, and riparian/wetland areas. Site-specific surveys may be required to identify necessary actions to avoid possible adverse effects. Primary Habitat Areas designated within or near cropland will be protected as outlined in Table 5-1.	Ongoing	High	Agriculture, Wildlife, and Plant Ecology
		AG 1.2.4: At AHI Longmont Farms and in other areas determined to be appropriate, reclaim and convert formerly irrigated lands back to irrigated cropland.	Periodically	Medium	Agriculture
		AG 1.2.5: To the extent possible based on available water, provide irrigation water for crop production.	Ongoing	SOP	Agriculture and Water Resources
	Objective AG 1.3: Control and eradicate noxious weed infestations on agricultural lands.				
		AG 1.3.1: Work with agricultural lessees on property-specific weed management to meet noxious weed management objectives.	Ongoing	SOP	Agriculture and Weeds
		Objective AG 1.4: Provide facilities that will adequately support agricultural activities.			
			AG 1.4.1: Construct new, or rehabilitate, interior and exterior fencing as necessary. Fencing will allow for wildlife passage where appropriate.	Periodically	SOP
		AG 1.4.2: Provide opportunities for new, or rehabilitated, agricultural facilities and infrastructure (e.g. granaries, hay storage sheds) on a case-by-case basis based on needs of County and tenants. Use as a means to improve viability and efficiency and to meet specific agricultural goals and objectives. New facilities will require review by the appropriate Parks & Open Space staff and Boulder County Land Use, Parks and Open Space Advisory Committee, and County Commissioners, as required and necessary, prior to approval and would be constructed or renovated to retain the existing visual character of the area and to avoid natural resource degradation.	Periodically	Medium	Agriculture
Goal AG 2: Water rights associated with the Planning Area will be exercised as decreed and protected from abandonment.					
	Objective AG 2.1: Secure and maintain water rights to ensure water availability for agriculture.				
		AG 2.1.1: Regularly review existing water portfolio and water needs within the Planning Area to determine if there are shortfalls.	Ongoing	SOP	Water Resources and Agriculture
		AG 2.1.2: If necessary and available, secure additional water rights for the Planning Area.	Periodically	Medium	Real Estate and Water Resources
		AG 2.1.3: Coordinate with State Engineers Office, water commissioner, and ditch companies as necessary.	Periodically	SOP	Water Resources and Agriculture
		AG 2.1.4: Keep necessary water use records. Where appropriate, install measurement structures to quantify irrigation water use.	Periodically	SOP	Water Resources and Agriculture
	Objective AG 2.2: Efficiently and effectively convey and apply irrigation according to the specific water right.				
		AG 2.2.1: Manage, maintain, and build new irrigation water conveyance systems and irrigation infrastructure for optimum use and efficiency of irrigation water.	Ongoing	SOP	Water Resources and Agriculture
		AG 2.2.2: Monitor ditches for conveyance efficiency. Clean and test head gates and laterals for proper operation.	Periodically	SOP	Water Resources and Agriculture
		AG 2.2.3: Manage and maintain stock pond dams as necessary.	Ongoing	SOP	Water Resources and Agriculture
Park Operations and Maintenance (PM)					
Goal PM 1: Comprehensive and efficient management of lands within the Planning Area will be provided.					
	Objective PM 1.1: In conjunction with other properties and projects, prioritize management actions and needs of the Planning Area.				
		PM 1.1.1: Annually, or as necessary, plan and budget for management activities including general operations and maintenance.	Periodically	SOP	Multiple
		PM 1.1.2: Ensure sufficient staff and resources are available to successfully accomplish management tasks.	Ongoing	SOP	Multiple
		PM 1.1.3: Incorporate management needs into staffs’ annual work plans as necessary.	Periodically	SOP	Multiple

Goals	Objectives	Management Strategies	Timing	Priority	Primary Responsibility
		PM 1.1.4: Include necessary resources in annual budgets (e.g. division budgets, CIP, grants, etc.).	<i>Periodically</i>	<i>SOP</i>	<i>Multiple</i>
	Objective PM 1.2: Annually, at a minimum, discuss management issues and actions in the Planning Area.				
		PM 1.2.1: Key staff including a wildlife biologist, water resource specialist, plant ecologist, weed specialist, education and outreach specialist, trail specialist, facilities specialist, resource protection specialist, agricultural specialist, resource planner, and others as necessary meet annually, at a minimum, to discuss management activities within the Planning Area.	<i>Periodically</i>	<i>High</i>	<i>Multiple</i>
		PM 1.2.2: New and unique management decisions will be documented, approved by appropriate Parks & Open Space staff, and must be in conformance with the vision, goals, and objectives of the Management Plan.	<i>Periodically</i>	<i>Medium</i>	<i>Multiple</i>
Community Values (CV)					
Goal CV 1: Manage open space lands to provide benefits to residents, businesses, visitors, and future generations.					
		CV 1.1.1: Incorporate community values in decision making (e.g. user surveys, public meetings, and public comments, etc.).	<i>Ongoing</i>	<i>SOP</i>	<i>Multiple</i>
		CV 1.1.2: Provide natural, cultural, social, and agricultural resource amenities on open space lands, which promote local communities as places to live, work, or visit.	<i>Ongoing</i>	<i>SOP</i>	<i>Multiple</i>
		CV 1.1.3: Preserve natural, cultural, and agricultural resources for the enjoyment of future generations.	<i>Ongoing</i>	<i>SOP</i>	<i>Multiple</i>
		CV 1.1.4: Provide for the long-term economic health of agricultural practices on open space lands and promote the beneficial effects of open space to the local economy.	<i>Ongoing</i>	<i>SOP</i>	<i>Agriculture</i>
		CV 1.1.5: Work cooperatively with private organizations, community groups, and local governments to provide for customary uses of the Planning Area consistent with resource goals and objectives and to sustain, improve, and promote the cultural, economic, ecological, and social health of Boulder County.	<i>Ongoing</i>	<i>SOP</i>	<i>Multiple</i>
Monitoring (MO)					
Goal MO 1: Monitoring will be conducted to improve understanding, management, and protection of resources.					
	Objective MO 1.1: Authorize and encourage monitoring in the following order of priority: 1. Monitoring that has direct implications for guiding and improving management of natural, cultural, recreational, and agricultural resources as identified in the Management Plan. 2. Monitoring that furthers scientific understanding of resources. 3. Monitoring that has scientific value, but may have only indirect benefits for understanding or management of resources.				
		MO 1.1.1: Identify monitoring priorities, and update or revise annually or on an as-needed basis.	<i>Periodically</i>	<i>SOP</i>	<i>Multiple</i>

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Appendices

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Appendix A

Property Leases, Easements,
Encumbrances, and Rights of Way

APPENDIX A: PROPERTY LEASES, EASEMENTS, ENCUMBRANCES, AND RIGHTS OF WAY

Suitts

- The right to ore as reserved in Patents (recorded November 10, 1887, December 20, 1880, and March 26, 1968).
- An un-divided one-half interest in all oil, gas, and other minerals as reserved in Deed (recorded December 4, 1964).
- An undivided one-half interest in all oil, gas, and other minerals as reserved in Deed (recorded May 3, 1968).
- A 16.5-foot wide utility easement granted to Mountain States Telephone and Telegraph Company (October 2, 1969).
- An undivided one-quarter interest in all oil, gas, and other minerals as reserved in Deed (recorded June 23, 1970).
- Notice of underground facilities of Poudre Valley Rural Electric Association, Inc. (recorded October 16, 1981). Utility easement granted May 13, 1982.
- Easement and right-of-way for James Ditch and Clover Basin Ditch.
- Easement and right-of-way for County Road No. 20 (Nelson Road) and County Road No. 31 (North 75th Street).
- Grant of easement for ingress and egress to Suitts Enterprises, Limited (recorded November 2, 2001).
- Any rights that may exist in dirt roads over property in the survey dated December 15, 2001.
- Any rights that may exist in overhead utility lines in the survey dated December 15, 2001.
- Any conflict, discrepancy, or loss due to the location of fence lines along property boundary in the survey dated December 15, 2001.
- Any rights that may exist in ditch laterals and a four-foot concrete lined irrigation channel traversing property in the survey dated December 15, 2001.
- Any loss resulting from the west quarter corner of Section 12 being located in a different position in the survey dated December 15, 2001.
- Agreement by and between County and City (recorded November 6, 2001).
- Deed of Conservation Easement (recorded November 6, 2001).
- Conservation Easement over Lot A granted to City (November 6, 2001).
- Conservation Easement over Lot B and Parcel 3 granted to City (November 6, 2001).
- Restrictions executed by BOCC (November 6, 2001).
- Effects of Division of Land executed by Parks & Open Space (November 6, 2001).
- Boulder Municipal Property Authority Deed of Trust (recorded November 2, 2001).
- The property is leased for agricultural use. The lease agreement requires the property to be managed consistent with a soil and water conservation plan.

Lagerman Reservoir

- Covenants dated April 19, 1971 (recorded April 26, 1971). Amendment to covenants (dated and recorded October 22, 1982), and second amendments to covenants dated August 22, 1985 (recorded September 4, 1985). Agreement (easement deed – third amendment to covenants dated October 9, 1986 (recorded October 10, 1986, corrected December 30, 1986).
- Reservoir easements in deed (dated and recorded October 22, 1982).

- Agreement of CBE and County dated October 9, 1986 (recorded October 10, 1996).
- Notice stating that Poudre valley Rural Electric Association, Inc. may have underground facilities in the future anywhere within its general services (recorded October 16, 1981).
- Right of way for railway as reserved by Denver Pacific Railway and Telegraph Company (recorded December 18, 1875).
- Easement for water pipeline purposes (recorded June 5, 1962).
- Said deed (for Lagerman Supply Ditch Easement).
- Deed to former Lagerman Supply Ditch easement (recorded February 9, 1983).
- Agreement dated March 29, 1979 between Public Service Company of Colorado and Clover Basin Ditch Company (re transfer of water from Lagerman Reservoir to Dry Creek).
- Easements, rights of way, and other conditions, as they exist.

AHI

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land of that may asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose, and which are not shown by the Public Records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Taxes and assessments for the year 2011, and subsequent years, not yet due or payable.
- Existing leases and tenancies, if any.
- Any water rights or claims or title to water in, on, or under the land, whether of record or not.
- Easement and right of way for any and all roads.
- Easement and right of way for all ditches including, but not limited to the James Ditch, the Clover Basin Ditch, and the Slinde Reservoir Outlet Ditch.
- Right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States patents (recorded February 7, 1880; June 1, 1880; December 20, 1880; November 10 1887; and March 26).
- Right of way for railway over Section 13 as reserved in deed by the Denver Pacific Railway and Telegraph Company (recorded December 18, 1875).
- Right of way for making and keeping irrigation ditches as reserved in deed by Frederick Lagerman (recorded December 6, 1882).
- Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Northern Colorado Water Conservancy District (recorded April 22, 1963 and August 8, 1966).
- Mineral reservations, interests, and provisions thereof (recorded May 3, 1968; June 23, 1970; February 4, 1977; February 10, 1983; December 22, 1983; May 6, 1996; December 20, 2001; July 25, 2005).

- Terms, conditions, provisions, burdens, obligations, and easements as set forth and granted in right of way easements (recorded October 21, 1963; October 2, 1969; November 13, 1980, May 13, 1982; July 14, 1998; May 30, 2000; October 16, 2006; November 5, 2007), notices (recorded October 16, 1981), warranty deeds (recorded March 1, 1982), deeds (May 1, 1959; December 4, 1964; March 22, 1985; March 25, 1986), correction deeds (recorded May 23, 1986), applications for reallocation division of Class D allotment contracts (recorded May 14, 1963; September 3, 1963; April 21, 1972; June 11, 1979; September 10, 1982; December 6, 1982; April 25, 1985; July 18, 1986; April 11, 1994; January 30, 1995; July 12, 1999; May 12, 2003; August 14, 2006; November 14, 2006), water rights (recorded August 1, 2008), and purchase agreement by and between Boulder County and AHI Longmont, Inc. (recorded April 21, 2011).
- Any facts, rights, interests, or claims which may exist or arise by reason of the following facts shown on ALTA/ACSM survey dated April 15, 2011, prepared by Drexell, Barrell & Co:
 - A. Fences are not coincident with boundary lines
 - B. Irrigation ditches and water ways traverse subject property
 - C. Gravel roads traverse subject property
 - D. Utility poles, lines, and facilities, water utilities and gas utilities are located on and / or traverse subject property as shown without the benefit of recorded easements.

AHI Longmont Farms

- Rights or claims of parties in possession not shown by public records.
- Easements, or claims of easements, not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
- Any lien, or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes and assessments for the year 2008 and subsequent years, a lien not yet due or payable.
- Terms, conditions and provisions of unrecorded lease in favor of Double Dove Ranches (April 17, 2008).
- Easement and right of way for North 63rd Street, for Prospect Road, for drainage ditch, and for Dry Creek, as set forth in deeds of records.
- Right of proprietor of a vein or lode to extract and remove his ore should the same be found to penetrate or intersect the premises and right of way for ditched and canals constructed by authority of the United States (recorded April 8, 2008).
- Right of proprietor of a vein or lode to extract and remove his ore should the same be found to penetrate or intersect the premises and right of way for ditched and canals constructed by authority of the United States (recorded January 4, 1881).
- Reservation of one-half interest in all oil, gas, and minerals by Edward Kroulik (recorded January 30, 1954).
- One-half interest in all oil, gas, and other minerals as conveyed to Edward Kroulik (February 20, 1961).
- Terms, conditions and provisions of right of way easement as granted to Poudre Valley Rural Electric Association, Inc. (recorded November 13, 1980).

- The following reservation in special warranty deed from ConAgra Foods Packaged Foods Company, Inc. to AHI Longmont Farms, LLC (recorded August 31, 2005).
- Any facts, rights, interests or claims which may exist or arise by reason of the following facts shown on land survey plat dated April 8, 2008.
- Conservation easement between County and City. (recorded April 15, 2008)

Imel

- Any rights, interests, or easements over the waters, and present and past banks, of Left Hand Creek and Dry Creek No. 1.
- Right-of-way for County Road No. 39 (North 63rd Street) and County Road No. 26 (Oxford and Nimbus Roads).
- The right to ore as reserved in Patents. (recorded June 14, 1880 and January 4, 1881)
- Budd Reservoir (Left Hand Reservoir) and right-of-way for Budd Ditch.
- Rights-of-way for Holland Ditch, Budd and Hornbaker Ditch, and Cavey Ditch.
- Right-of-way off of the east side of Section 26 for a private road. (recorded May 23, 1911)
- Easement and right-of-way in Section 22 for construction, operation, and maintenance of ditches for Boulder Creek Supply Canal. (recorded October 2, 1953)
- Notice of underground facilities of Poudre Valley Rural Electric Association, Inc. (recorded October 16, 1981). Right-of-way easement adjacent to Nimbus Road in Section 26. (November 16, 1987)
- Easement over and across land in Section 26 granted to County for maintaining public roadway.
- Oil and gas lease between Ray C. Imel, Inc. and Chris L. Christensen. (recorded May 14, 1984 and rerecorded May 31, 1984)
- Twenty-foot right-of-way granted to GGSI Gathering and Processing Co. for pipeline. (recorded July 10, 1986 and November 13, 1986)
- Utility service line(s) in Section 22 between Holland Ditch Company and Mountain States Telephone and Telegraph Company. (recorded February 21, 1990)
- Oil and gas pipeline in Section 22 between GGSI Gathering and Processing and the Holland Ditch Company. (recorded November 13, 1986)
- Terms and conditions regarding subdivision exemption contained in BOCC Resolution 99-165. (recorded October 29, 1999)
- Fence encroachments as noted in survey plat dated June 1, 2001.
- Real estate contract between Ray C. Imel and City. (recorded June 13, 2001)
- Conservation easement between County and City. (recorded June 13, 2001)
- Property restrictions made by County. (June 13, 2001)
- The property is leased for agricultural use. The lease agreement requires the property to be managed consistent with a soil and water conservation plan.

J-Family

- All taxes and assessments for the year 2006 and subsequent years, a lien, but not yet due or payable.
- The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in US patent.
- An undivided 1/4 interest in all oil, gas and other minerals as reserved by Myrtle McClure and Foster M. McClure.

- A perpetual easement and right of way to construct, operate, and maintain such ditches and other works as may be necessary to construct, operate, and maintain the proposed Boulder Creek Supply Canal; to divert and control and surface drainage (recorded September 10, 1953).
- The right to install and maintain underground conduits or pipelines over a portion of said land (recorded September 12, 1963).
- An undivided 1/4 interest in all oil, gas and other minerals conveyed by Treasurer's Deed, and any and all assignments thereof or interests therein (recorded April 9, 1982).
- An undivided 1/4 interest in all oil, gas and other minerals conveyed to Omega, a partnership by Mineral Deed, and any and all assignments thereof or interests therein (recorded May 12, 1982).
- Any effect of the Plat of Sunrise Ranch Subdivision (recorded November 29, 1982).
- Any existing leases or tenancies.
- Any water rights or claims or title water, in, on or under the land.
- Right of way(s) from Oxford Road aka County Road No. 26, North 63rd and Holland Ditch as shown on Boulder County Assessor's Map.
- Terms, conditions, provisions, agreements, and obligations contained in the Purchase Agreement for the purchase of a conservation easement (recorded August 28, 2006).
- Terms, conditions, provisions, agreements and obligations contained in the conservation easement conveyed by the County of Boulder to City of Boulder (recorded August 28, 2006).
- Survey Matters as shown and disclosed by ALTA/ACSM Land Title Survey (dated July 2006).

Hygiene Dairy

- Rights or claims of parties in possession not shown by public records.
- Easements, or claims of easements, not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
- Any lien, or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown by the public records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- Taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- Any unpaid taxes or assessments against said land.
- Liens for any unpaid water and sewer charges, if any.
- Easements and rights of way from County Road 39 (North 63rd Street) and County Road 26 (Oxford Road).
- Easements and rights of way from communication line purposes as granted to Mountain States Telephone and Telegraph Company by instrument. (recorded March 2, 1970)
- Terms, conditions, and provisions of easement and license agreement. (recorded September 12, 1985)
- Easement and right of way from water pipeline as granted to Left Hand Water District. (recorded April 10, 1995)
- Terms, conditions, and provisions of agreement. (recorded March 2, 1981)

- Deed of Conservation Easement between Boulder County and city of Boulder. (March 2, 2006)

Bishop

- All taxes and assessments for the year 2008 and subsequent years, a lien, but not yet due or payable.
- Any existing leases or tenancies.
- Right of way for the Budd & Hornbaker Ditch as shown in Ditch Map.
- An easement for right of way to use and maintain existing ditches crossing subject property for irrigation purposes granted by deed (recorded December 10, 1980).
- Rights of others to that portion of land lying within the Holland Ditch together with such adjoining land as may be used or useful in connection with the use or maintenance of that ditch.
- Any right, title or interest of the general public, the State of Colorado and/or the US in to the bed and banks of the Left Hand Creek.
- Survey matters as shown on the ALTA Survey dated July 16, 2008.
- Terms, conditions, provisions, agreements and obligations contained in the Bishop Purchase Agreement (recorded August 18, 2008).

IBM

- Any water rights, claims, or titles not shown in public records.
- Covenant restricting development. (recorded January 2, 1979)
- Statutory lien. (recorded November 4, 1988)
- The right to ore and rights-of-way for ditches and canals. (recorded February 11, 1871, March 1, 1873, and August 13, 1877)
- Planned Urban Development and Development Agreement. (recorded October 29, 1997 and amended March 31, 1999)
- Application. (recorded November 4, 1997)
- Easement for underground water pipeline granted to Left Hand Water District. (recorded November 17, 1997)
- Any existing leases or tenancies.
- Declaration of covenants and easements. (recorded October 23, 2001)
- Grant of water and sewer easements and agreement regarding water and sanitary sewer service. (recorded October 23, 2001)
- The property is leased for agricultural use. The lease agreement requires the property to be managed consistent with a soil and water conservation plan.

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Appendix B

Boulder County and City of Boulder Jointly
Owned Open Space Management
Intergovernmental Agreement

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RECORDER'S NOTE:

PORTION OF RECORDED DOCUMENT

MAY NOT REPRODUCE LEGIBLY.

RECEIVED

COUNTY COMMISSIONERS' OFFICE

OCT 21 2005

**BOULDER COUNTY AND CITY OF BOULDER JOINTLY OWNED OPEN SPACE
MANAGEMENT INTERGOVERNMENTAL AGREEMENT**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") by and between the City of Boulder, a Colorado home-rule municipal corporation (the "City") and the County of Boulder, a body corporate and politic of the State of Colorado (the "County") (collectively the "Parties") is made and entered into on this 18th day of October, 2005.

WITNESSETH

WHEREAS, pursuant to Sections 29-1-203 and 30-11-410, C.R.S. as amended, local governments may cooperate or contract with one another to provide any function or service lawfully authorized to each of the cooperating or contracting units when such agreements are authorized by each Party to the agreement with the approval of the governing body and are encouraged to cooperate to promulgate regulations regarding the use and provision of regulatory enforcement for land within their respective ownerships and jurisdictions; and

WHEREAS, the Parties jointly own certain open space properties identified in Exhibit A attached hereto and incorporated herein by reference ("the Properties") and as legally described in Exhibit B attached hereto and incorporated herein by reference, and agree that it is in the best interest of the Parties and the citizens of the City and the County to further clarify their responsibilities with respect to management of the Properties; and

WHEREAS, the Parties intend to improve management of jointly owned open space by identifying a lead agency ("Lead Agency") for each of the Properties and to provide that the Lead Agency's rules, regulations, policies and plans shall control for those Properties to which it has been entrusted with management authority. The Lead Agency shall be either the City of Boulder's Open Space and Mountain Parks Department ("OSMP") or Boulder County's Parks and Open Space Department ("BCPOS"); and

WHEREAS, the Parties wish to affirm their existing and successful management relationship on jointly owned properties; and

WHEREAS, to the extent of any conflict, this Agreement shall replace the conditions of all previous agreements between the Parties relating to the identification of a lead land management entity and the handling of property management and management expenses or revenues, as well as regulatory or policy jurisdiction, such as purchase agreements, management plans and/or conservation easements for the following properties:

Beech
Beech Aircraft (aka Beech)
Foothill Business Park (aka Beech)
Superior Associates (aka Telleen)
Arsenault (aka Mayhoffer/Singletree)
Cito Company
Imel
Suitts (aka Suitts North)
Turunjian

W-C
R06



grant or other approval that encumbers or obligates the property unless it first obtains the written consent of the other Party.

B. Property Management Plan

A plan describing the ecological, agricultural and recreational management of the Properties shall be created and approved by appropriate staff for each of the Properties by the respective Lead Agency no later than January 1, 2008. The Party that is not the Lead Agency for any individual Property shall be provided with notice as to any draft management plan and the opportunity to comment upon the draft before such plan is finalized. A Lead Agency Party may amend a management plan, provided that it shall first allow an opportunity for comment and consultation to the other party.

C. Management Costs

Property management expenses, including but not limited to maintenance and capital improvement costs, if any, shall be the responsibility of the Lead Agency. The Lead Agency will be entitled to the fees and revenues generated from all activities on Properties under its management, including but not limited to agricultural leases.

Meetings between the Parties may be held from time to time to discuss property improvements and funding needs. The cost of major property improvements shall be shared to the degree and in the amount agreed to in separate written agreements between the Parties.

In the event of any flood, fire or wind damage, or other catastrophic event on any Property, expenses or costs of restoration of the Property will be evaluated on a situation by situation basis and the Parties will meet to explore efficiencies and determine the appropriate, timely and mutually acceptable resolution.

D. Enforcement

Patrol and enforcement of rules, regulations, policies and plans shall be the responsibility of the Lead Agency or its assigns.

IV. NOTICE

Any notice sent from one Party to another pursuant to this Agreement shall be in writing and addressed as follows:

To the County: Director of Parks and Open Space Department
Boulder County
P.O. Box 471
Boulder, CO 80306-0471

With a Copy to: **Boulder County Attorney**
P.O. Box 471
Boulder, CO 80306-0471



To the City:

Boulder City Manager
P.O. Box 791
Boulder, CO 80306-0791

With a copy to:

Boulder City Attorney
P.O. Box 791
Boulder, CO 80306-0791

V. LIABILITY

Subject to the provisions of the Colorado Governmental Immunity Act, each Party assumes liability for injury to persons and damage to property arising out of its occupancy and maintenance of the sites. Nothing contained in this Agreement shall constitute any waiver by the City or the County of the provisions of the Colorado Governmental Immunity Act or any other immunity or defense provided by statute or common law.

The City and the County certify that they are self-insured for property and general liability coverage, including errors and omissions to the limits set forth in the Colorado Governmental Immunity Act.

Each Party agrees to notify the other of any defects or potential defects, dangerous conditions or potential dangerous conditions, claims or potential claims from damage or injury that come to its attention in connection with its usage. Within fifteen (15) days after any litigation commenced against either Party that contains allegations against the other, the Parties will meet to explore efficiencies and determine the course of action in providing a defense, including, but not limited to, the potential for a joint defense.

The Lead Agency shall be solely responsible for any costs or liabilities arising out of environmental conditions (such as hazardous waste contamination) that have been created or exacerbated by the conduct of the Lead Agency.

VI. AMENDMENTS

This Agreement contains the entire agreement of the Parties and any amendment may take place only upon the approval adopted by the governing body of each of the Parties after notice and hearing as required by law, other than those management plan amendments delegated to staff in Section III. B.

VII. SEVERABILITY

If any portion of this Agreement is held by a court of competent jurisdiction to be unenforceable as to any Party, the entire Agreement shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement is essential to and not severable from the remainder.

VIII. BENEFICIARIES

The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Agreement and no other person or entity is so intended or may bring any action, including a derivative action, to enforce the Agreement.

**IX. GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Colorado, and venue shall lie in the County of Boulder. To the extent that any local law or ordinance of either Party conflicts with the provisions of a Lead Agency management plan, the local law or ordinance shall not be applied and an exemption in such local law or ordinance shall be in effect. To the extent of any conflict, Lead Agency management plans authorized by this Agreement shall supersede the terms of any conservation agreement applicable to the Properties that are the subject of this Agreement, provided however that there shall be no waiver or estoppel of either Party's ability to enforce any conservation agreement upon termination of this Agreement, and any period of limitations shall be tolled during the term of this Agreement.

X. WAIVER OF BREACH

A waiver by any Party or the breach of any term or provision of this Agreement shall not operate to be construed as a waiver of any subsequent breach by either Party.

XI. AGREEMENTS

Nothing in this Agreement shall affect any other agreements between the City and the County now in effect but shall replace, void, and supersede any and all existing or former joint maintenance language, management delegation, management expenses, and lease revenues contained in the specific purchase agreements and conservation easements listed in Paragraph I of this Agreement.

XII. TERM AND EFFECTIVE DATE.

This Agreement shall become effective upon the date set forth above after signature of an authorized representative of the governing bodies of each of the Parties. The term of this Agreement shall be ten years from its effective date. The Agreement may be renewed or terminated only upon the mutual written agreement of the Parties.

WHEREFORE, the Parties have entered into the foregoing Agreement to be effective on the date first above written.

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Boulder County Clerk, CO AG

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Page: 6 of 37
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CITY OF BOULDER

By: M. R. Ryzio
Mayor 10-19-2005

ATTEST:

[Signature]
City Clerk on behalf of
the Director of Finance and Record

Approved as to Form:

✓
Ariel Pierre Calonne
City Attorney

Date: 10/18/05

COUNTY OF BOULDER

Board of County Commissioners

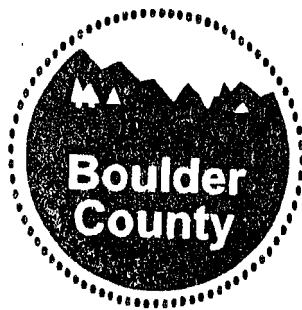
By: [Signature] 10/18/05
Chair

ATTEST:

[Signature]
Clerk to the Board

Approved as to Form:

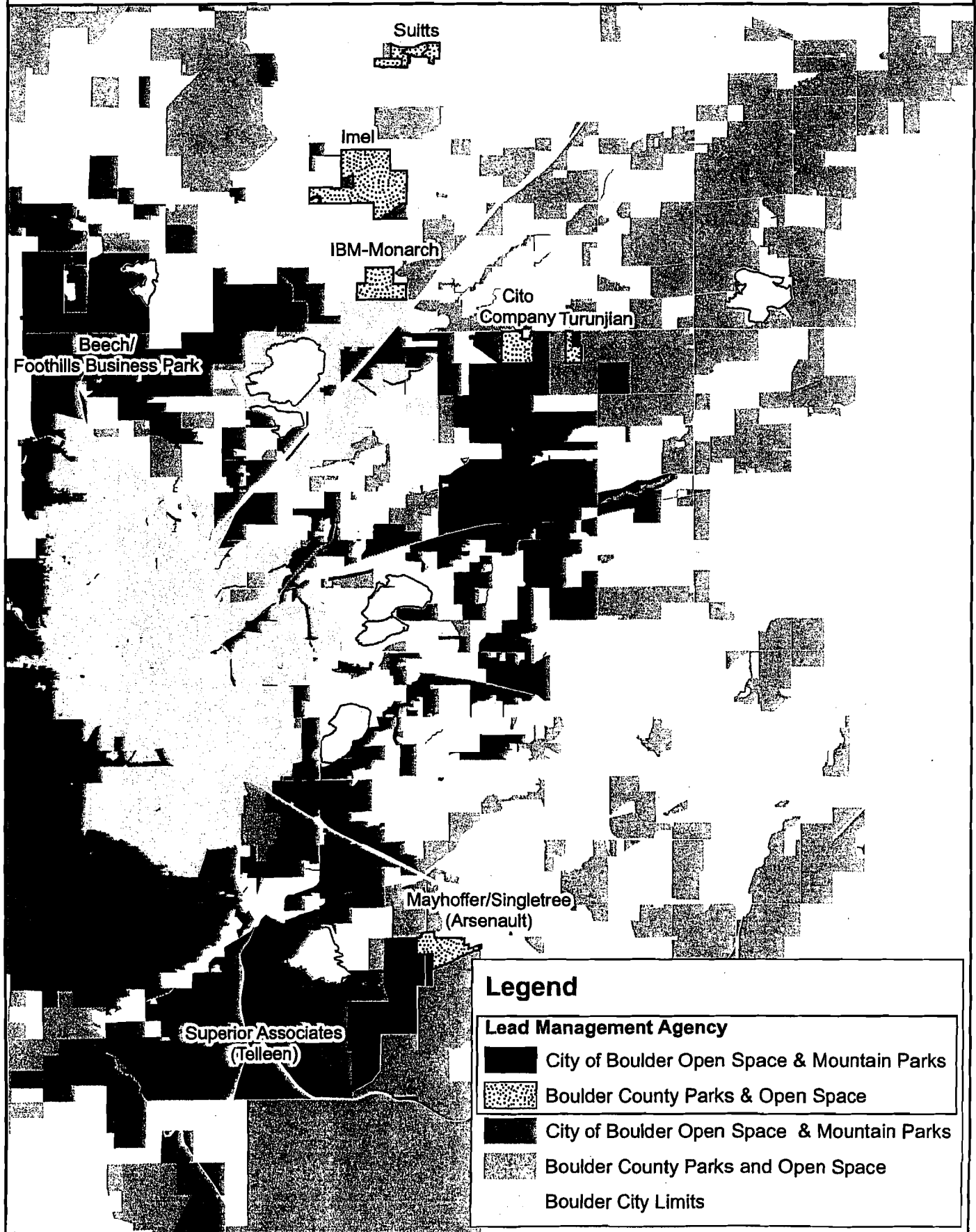
[Signature]
H. Lawrence Hoyt
County Attorney



Date: 10/18/05



Management of Joint Fee Ownership: City of Boulder OSMP and Boulder County Parks and Open Space



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Appendix C

BCCP & BVCP

Relevant Goals and Policies

APPENDIX C: RELEVANT GOALS AND POLICIES

Boulder County Comprehensive Plan

Those goals in the *Boulder County Comprehensive Plan: Goals, Policies, and Map Elements* (as amended, 1999) of particular relevance to the Lagerman-Imel-AHI Open Space Complex include:

Environmental Management

B.1 Unique or distinctive natural features and ecosystems, and cultural features and sites should be conserved and preserved in recognition of the irreplaceable character of such resources and their importance to the quality of life in Boulder County. Natural resources should be managed in a manner which is consistent with sound conservation practices and ecological principles.

B.3 Critical wildlife habitats should be conserved and preserved in order to avoid the depletion of wildlife and to perpetuate and encourage a diversity of species in the county.

B.4 Significant natural communities, including significant riparian communities and rare plant sites, should be conserved and preserved to retain living examples of natural ecosystems, furnish a baseline of ecological processes and function, and enhance and maintain the biodiversity of the region.

B.5 Wetlands which are important to maintaining the overall balance of ecological systems should be conserved.

B.6 Unique or critical environmental resources identified in goals B.1, B.3, B.4 and B.5 shall be conserved and preserved in a manner which assures their protection from adverse impacts, with the private sector, non-county agencies and other governmental jurisdictions being encouraged to participate.

B.7 Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.

B.9 Riparian ecosystems, which are important plant communities, wildlife habitat and movement corridors, shall be protected.

Parks and Open Space

C.1 Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.

C.3 Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic, or cultural value.

C.5 The private sector, non-county agencies, and other governmental jurisdictions should be encouraged to participate in open space preservation and trails development in Boulder County.

Community Services

E.1 Preservation and utilization of water for agricultural purposes within the county should be encouraged.

Public Involvement

H.1 The county shall encourage public participation in the making of decisions by public and quasi-public bodies which significantly affect citizens.

Cultural Resources

K.1 Every effort shall be made to identify and protect historic sites which meet national, state, or local criteria for historic designation from destruction or harmful alteration.

Agricultural Resources

M.1 Agricultural enterprises and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.

Those policies in the *Boulder County Comprehensive Plan: Goals, Policies, and Map Elements* (as amended, 1999) of particular relevance to the Lagerman-Imel-AHI Open Space Complex include:

Environmental Resources

ER 4.01.01 The Parks and Open Space Department shall conduct analyses of identified critical wildlife habitats for the purpose of determining the status of the habitat, land ownership, and a feasible program for preservation and/or acquisition.

ER 4.07 To the extent practical, the county shall encourage land use decisions that maintain the function and quality of water courses and areas designated on the *Boulder County Comprehensive Plan* environmental resources maps as high quality aquatic habitats.

ER 6.02 The county shall work toward minimizing human impacts to riparian ecosystems from development, roads and trails.

ER 6.03 The county will work with appropriate entities to ensure suitable minimum and maximum stream flows that maintain channel morphology, support hydrologically connected wetlands and perpetuate species, both plant and animal, dependent on riparian ecosystems.

ER 6.05 Management of riparian areas shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, minimizing human impacts, and development of long-term ecological monitoring programs.

ER 7.05 Significant wetlands, which in addition have been identified as critical wildlife habitats or critical plant associations or rare plant sites, should conform with the applicable goals and policies of the *Boulder County Comprehensive Plan*.

ER 8.01.01 The county shall work with landowners and other entities to promote sound conservation practices and, where appropriate, to establish cooperative Management Plans.

Open Space

OS 2.01 The county shall identify and work to assure the preservation of Environmental Conservation Areas, critical wildlife habitats and corridors, Natural Areas, Natural Landmarks, significant areas identified in the Boulder Valley Natural Ecosystems Map, historic and archaeological sites, and significant agricultural land.

OS 2.02 Significant natural communities, rare plant sites, wetlands, and other important stands of vegetation, such as willow carrs, should be conserved and preserved.

OS 2.03 The county shall provide Management Plans and the means for the implementation of said plans for all open space areas that have been acquired by or dedicated to the county.

OS 2.03.01 The foremost management objectives of individual open space lands shall follow directly from the purposes for which the land was acquired.

OS 2.03.02 Management of county open space lands shall consider the regional context of ecosystems and adjacent land uses.

OS 2.03.03 Management of individual open space lands, including those under agricultural leases, shall follow good stewardship practices and other techniques that protect and preserve natural and cultural resources.

OS 2.05 The county, through its Weed Management Program, shall discourage the introduction of exotic or undesirable plants and shall work to eradicate existing infestations through the use of Integrated Weed Management throughout the county on private and public lands.

OS 4.03 Recreational use of county open space land may be permitted where such use is consistent with the Management Plan for the property and does not adversely impact natural and cultural resources or other management objectives of the property.

OS 4.03.01 Recreational use shall be passive, including but not limited to hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing. Only limited development and facilities will be provided.

OS 5.01 Boulder County shall, in consultation with affected municipalities, utilize open space to physically buffer Community Service Areas, for the purpose of ensuring community identity and preventing urban sprawl.

OS 5.02 The county shall utilize Intergovernmental Agreements with one or more municipalities to encourage the preservation of open space lands and the protection of the rural and open character of the unincorporated parts of Boulder County.

OS 5.04 The county shall use its open space acquisition program to preserve agricultural lands of local, statewide, and national importance. Where possible, purchase of conservation easements, purchase of development rights, or lease-back arrangements should be used to encourage family farm operations.

OS 5.05 The county shall use its open space program as one means of achieving its environmental resources and cultural preservation goals.

OS 6.01 Trails and trailheads shall be planned, designed, and constructed to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats.

OS 6.04 Trails shall provide for pedestrian, equestrian, bicycle, and/or other non-motorized uses, where each is warranted. Incompatible uses shall be appropriately separated.

OS 6.08 Trails constructed by the county Parks and Open Space Department shall be soft-surface except where necessary to prevent erosion and/or other resource damage.

OS 8.03 In developing Management Plans for open space areas, Parks and Open Space staff shall solicit public participation of interested individuals, community organizations, adjacent landowners and the Parks and Open Space Advisory Committee. Plans shall be reviewed by the Parks and Open Space Advisory Committee, including public comment, and recommended for adoption after public hearing by the Board of County Commissioners.

OS 8.04 Significant changes to overall management direction or techniques shall be presented to the Parks and Open Space Advisory Committee and/or the Board of County Commissioners, with opportunity for public comment before a decision is made.

Cultural Resources

CR 1.02 Significant archaeological and historic sites and structures acquired by the county both in unincorporated and incorporated areas, shall be documented, protected, preserved, and where appropriate, restored.

CR 1.02.01 After acquisition, an inventory of cultural resources on the property shall be undertaken and the historic significance of each resource shall be determined.

CR 1.02.02 Resources that meet the criteria for local landmark, or State or National Register status should be nominated for such status by the county.

Agriculture

AG 1.01 It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.

AG 1.02 The county shall foster and encourage varied activities and strategies which encourage a diverse and sustainable agricultural economy and utilization of agricultural resources.

AG 1.03 It is the policy of Boulder County to encourage the preservation and utilization of those lands identified in the Agricultural Element as Agricultural Lands of National, Statewide, or Local Importance and other agricultural lands for agricultural or rural uses. The *Boulder County Comprehensive Plan* Agricultural Element Map shall include such lands located outside of the boundaries of any municipality or the Niwot Community Service Area.

AG 1.10 The county shall encourage the development of soil and water conservation plans to help assure sound resource stewardship and, where appropriate, may require such plans in land use applications subject to the county's discretionary review processes as defined in the county *Land Use Code*.

AG 1.11 The county shall encourage that water rights historically used for agricultural production remain attached to irrigable lands and shall encourage the preservation of historic ditch systems.

AG 1.12 The county shall continue to discourage the fragmentation of large parcels of agricultural land and to encourage the assemblage of smaller parcels into larger, more manageable and productive tracts.

AG 2.01 The county shall discourage the placement of new utility infrastructure upon agricultural lands. The county supports using existing easements or other public rights-of-way to minimize the impacts to agriculturally productive land.

AG 2.01.01 If a thorough analysis of alternatives concludes that routing/siting of facilities is necessary on or across agricultural lands, all construction activities will be located and performed so as to minimize disturbance to agricultural resources.

AG 2.01.02 If the infrastructure location is determined necessary, infrastructure construction activities across agricultural lands should not occur during the growing season.

AG 2.01.03 Any agricultural lands and water resource systems disturbed by infrastructure construction shall be restored to their former productivity.

AG 3.01 The county shall support state and federal legislation which encourages management of noxious weeds.

AG 3.02 The county shall actively participate in state, federal, and local programs directed toward Integrated Pest Management programs for noxious weeds, and vertebrate and insect pests.

AG 3.03 The county shall use, and encourage all land owners to use, Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological and cultural control for insects.

AG 3.04 The county shall use and encourage the use of certified weed free products such as hay, mulch, gravel, bedding material, and general construction material.

City of Boulder's City Charter

Those purposes identified in the **City of Boulder's City Charter** that are of particular relevance to the Lagerman-Imel-AHI Open Space Complex include:

Sec. 176. Open space purposes—Open space land.

Open space land shall be acquired, maintained, preserved, retained, and used only for the following purposes:

- (a) Preservation or restoration of natural areas characterized by or including terrain, geologic formations, flora, or fauna that are unusual, spectacular, historically important, scientifically valuable, or unique, or that represent outstanding or rare examples of native species;
- (b) Preservation of water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems;
- (c) Preservation of land for passive recreational use, such as hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing;
- (d) Preservation of agricultural uses and land suitable for agricultural production;
- (e) Utilization of land for shaping the development of the city, limiting urban sprawl, and disciplining growth;
- (f) Utilization of non-urban land for spatial definition of urban areas;
- (g) Utilization of land to prevent encroachment on floodplains; and
- (h) Preservation of land for its aesthetic or passive recreational value and its contribution to the quality of life of the community.

Boulder Valley Comprehensive Plan

Those policies identified in the *Boulder Valley Comprehensive Plan* that is of particular relevance to the Lagerman-Imel-AHI Open Space Complex include:

Sustainability

1.07 Leadership in Sustainability The city and county will apply the principles of sustainability to their actions and decisions. The city and county will act as community leaders and stewards of our resources, serving as a role model for others and striving to create a sustainable community that lives conscientiously as part of the planet and ecosystems we inhabit and that are influenced by our actions. Through their master plans, regulations, policies and programs, the city and county will strive to create a healthy, vibrant and sustainable community for future generations.

Intergovernmental Cooperation

1.11 Regional and Statewide Cooperation Many of the most significant problems and opportunities faced by Boulder and other jurisdictions, particularly providing affordable housing, addressing the jobs-housing imbalance, creating a healthy economy, improving regional transportation, protecting the environment, managing open space, delivering human services and managing growth can only be dealt with effectively through regional or statewide cooperation and solutions. Therefore, the city and county will actively pursue cooperative planning opportunities, broader information exchange and communication, collaborative initiatives and closer cooperation with each other and with other entities in the region and state, including other cities, counties, unincorporated communities, the University of Colorado, the school districts, regional organizations and other policy-making bodies. These entities will be encouraged to identify and address issues of shared concern for which a multi-jurisdictional perspective can best achieve mutually beneficial solutions.

1.12 Policy Assessment The city and county will assess and be responsive to the external effects of their policies on other entities and jurisdictions. The consequences and tradeoffs of policies will be considered before making decisions on them.

1.14 Agricultural Sustainability The city and county will promote a viable agricultural economy for the Boulder Valley and beyond by working together and with the agricultural community.

1.15 Intergovernmental Agreements The city and county may enter into intergovernmental agreements with other municipalities and agencies when appropriate to foster intergovernmental planning and cooperation.

Community Identity/Land Use Pattern

2.05 Open Space Preservation The city and county will preserve lands with open space values as permanent open space by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.

Rural Lands Preservation

2.08 Preservation of Rural Areas and Amenities The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant lands, vistas, significant historic resources, and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible. Existing tools and programs for rural preservation will be strengthened and new tools and programs will be put in place.

2.09 Agricultural Land The city and county will encourage the preservation and sustainable use of agricultural lands as a current and renewable source of both food and fuel and for their contribution to cultural, environmental and economic diversity. The city and county will encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use.

2.10 Delineation of Rural Lands Area III consists of the rural lands in the Boulder Valley, outside the Boulder Service Area. The Boulder Service Area includes urban lands in the city and lands planned for future annexation and urban service provision. Within Area III, land is placed within one of two classifications: the Area III-Rural Preservation Area (RPA) or the Area III-Planning Reserve Area (PRA). The boundaries of these two areas are shown on the Area III-Rural Preservation Area and Area I, II, III Map. The more specific Area III land use designations on the comprehensive plan map indicate the type of non-urban land use that is desired as well as recognize those county developments that have or can still develop at other than rural densities and uses. The Area III-Rural Preservation Area is intended to show the desired long-term rural land use; the Area III-Planning Reserve Area is an interim classification until it is decided whether or not this land should be placed in the Area III-Rural Preservation Area or in the Service Area.

- a) **Area III-Rural Preservation Area.** The Area III-Rural Preservation Area is that portion of Area III where rural land uses and character will be preserved through existing and new rural land use preservation techniques and no new urban development will be allowed during the planning period. Rural land uses to be preserved to the greatest possible extent include: rural town sites (Eldorado Springs, Marshall and Valmont); existing county rural residential subdivisions (primarily along Eldorado Springs Drive, on Davidson Mesa west of Louisville, adjacent to Gunbarrel, and in proximity to Boulder Reservoir); city and county acquired open space and parkland; sensitive environmental areas and hazard areas that are unsuitable for urban development; significant agricultural lands; and lands that are unsuitable for urban development because of a high cost of extending urban services or scattered locations, which are not conducive to maintaining a compact community.

Framework for Provision of Urban Facilities and Services

3.07. Multi-Purpose Use of Public Lands Multi-purpose use of public lands, facilities and personnel services will be emphasized. However, in consideration of potential use of parks and open space lands, only activities consistent with the original intent of acquisition will be considered.

Parks and Trails

3.13 Trail Functions and Locations Trails serve a variety of functions such as recreation, transportation, education and/or environmental protection. Trails should be designed and managed to minimize conflicts among trail users. Trailheads should be located so they are convenient and safe for those arriving by alternate modes of transportation as well as automobiles. In order to provide environmental protection, informal trails and user widening of trails should be discouraged by ensuring that formal trails are well designed, monitored and adequately maintained. Trail and trailhead locations and alignments should avoid environmentally sensitive areas and minimize environmental impacts.

Environment

4.01 Incorporating Ecological Systems Into Planning Planning and policy decisions in the Boulder Valley will be approached through an ecosystem framework in which natural regions like airsheds and watersheds are incorporated into planning and an appropriate relationship between the built environment and air, water and land quality is considered.

4.05 Monitoring and Tracking The city and county will continue to improve monitoring and evaluation of land, air and water quality and will track progress made in maintaining and enhancing environmental quality in the Boulder Valley.

Preserve and Enhance Biodiversity and Native Ecosystems

4.06 Natural Ecosystems The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The protection and enhancement of biological diversity and habitat for federal endangered and threatened species and state, county and local species of concern will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

4.07 Ecosystem Connections and Buffers The city and county recognize the biological importance of preserving large areas of unfragmented habitat. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems. These areas are important for sustaining biological diversity and viable habitats for native species and for minimizing impacts from developed lands.

4.08 Maintain and Restore Ecological Processes Recognizing that ecological change is an integral part of the functioning of natural systems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, natural processes will be utilized or mimicked to sustain, protect and enhance ecosystems.

4.09 Wetland Protection Natural and human-made wetlands are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands also function as important wildlife habitat, especially for rare, threatened and endangered plants and wildlife. The city and county will continue to develop programs to protect and enhance wetlands in the Boulder Valley.

4.10 Invasive Species Management The city and county will promote efforts, both public and private, that prevent the introduction or culture of invasive plant and animal species and seek to control their spread. High priority will be given to managing invasive species that have, or potentially

could have, a substantial impact on city and county resources, or that can reasonably be expected to be successfully controlled.

4.11 Public Access to Public Lands Certain city and county-owned or managed lands provide a means for educating users on the importance of the natural environment. Public lands may include areas for recreation, preservation of agricultural use, unique natural features, and wildlife and plant habitat. Public access to public lands will be provided for, except where necessary to protect areas unacceptable degradation, from unacceptable impact to habitat and wildlife, or for public safety.

Protect Geologic Resources and Manage Natural Hazards

4.20 Preservation of Floodplains Undeveloped floodplains will be preserved or restored where possible through public land acquisition of high hazard properties, private land dedication and multiple program coordination. Comprehensive planning and management of floodplain lands will promote the preservation of natural and beneficial functions of floodplains whenever possible.

4.33 Pollution Control The city and county will seek to control both point and non-point sources of water through pollution prevention, improved land use configurations, wetland detention areas, erosion control and other construction standards, standards to control degradation of streams and lakes caused by storm runoff in urban and rural areas, and control and monitoring of direct sources of discharge, including those of gravel extraction and wastewater treatment facilities.

Minimize Use of Pollutants

4.45 Integrated Pest Management The city and county will encourage efforts, both public and private, to reduce the use of pesticides (herbicides insecticides, fungicides, avicides and rodenticides). In its own practices, the city and county commits to the use of integrated pest management practices, which emphasizes the selection of the most environmentally-sound approach to pest management with the overall goal of reducing and, where possible, eliminating the dependence on chemical pest-control strategies.

Economy

5.13 Role of Agriculture The city and county will foster and assist continued agricultural production in the Boulder Valley. A viable agricultural economy is an important tool for preserving the rural character of Area III and providing an opportunity to grow and/or market locally produced food, fiber and horticultural products. (See Policy 2.09 Agricultural Land.)

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Appendix D

Plant Species Encountered

APPENDIX D: PLANT SPECIES ENCOUNTERED

The following plant species represent a sampling of species occurring on properties in the Lagerman-Imel-AHI Open Space Complex. Most were encountered during vegetation mapping efforts.

Scientific Name	Common Name	Native/Introduced	State Weed
<i>Acosta diffusa</i>	tumble knapweed	Introduced	B list
<i>Acroptilon repens</i>	Russian knapweed	Introduced	B list
<i>Agaloma marginata</i>	snow on the mountain	Native	
<i>Agropyron desertorum</i>	crested wheatgrass	Introduced	
<i>Agrostis gigantea</i>	redtop	Introduced	
<i>Ambrosia psilostachya</i>	ragweed	Native	
<i>Ambrosia trifida</i> giant	giant ragweed	Introduced	
<i>Anisantha tectorum</i>	cheat grass	Introduced	C list
<i>Apocynum cannabinum</i>	Indian hemp	Introduced	
<i>Arctium minus</i>	bur-dock	Introduced	C list
<i>Asclepias incarnata</i>	milkweed sp.	Native	
<i>Asclepias speciosa</i>	showy milkweed	Native	
<i>Aster porteri</i>	porter aster	Native	
<i>Bassia sieversiana</i>	kochia	Introduced	
<i>Breca arvensis</i>	Canada thistle	Introduced	B list
<i>Bromopsis inermis</i>	smooth brome	Introduced	
<i>Bromus japonicus</i>	Japanese brome	Introduced	
<i>Cardaria draba</i>	whitetop	Introduced	
<i>Cardaria latifolia</i>	pepperweed	Introduced	
<i>Carduus nutans</i>	musk thistle	Introduced	B list
<i>Carex emoryi</i>	Emory's sedge	Native	
<i>Carex nebrascensis</i>	Nebraska sedge	Native	
<i>Carex praegracilis</i>	clustered field sedge	Native	
<i>Chenopodium album</i>	lamb's quarters	Introduced	
<i>Cichorium intybus</i>	wild chicory	Introduced	C list
<i>Cirsium vulgare</i>	bull thistle	Introduced	B list
<i>Convolvulus arvensis</i>	bindweed	Introduced	C list
<i>Critesion jubatum</i>	foxtail barley	Native	
<i>Descurainia sophia</i>	tansy mustard	Introduced	
<i>Distichlis stricta</i>	saltgrass	Native	
<i>Elaeagnus angustifolia</i>	Russian olive	Introduced	B list

Scientific Name	Common Name	Native/Introduced	State Weed
<i>Elymus lanceolatus</i>	thickspike wheatgrass	Native	
<i>Elytrigia repens</i>	quackgrass	Native	B list
<i>Epilobium brachycarpum</i>	willow herb	Native	
<i>Epilobium leptophyllum</i>	bog willow herb	Native	
<i>Festuca pratensis</i>	meadow fescue	Introduced	
<i>Fraxinus pensylvanica</i>	ash	Introduced	
<i>Gaura mollis</i>	velvetweed	Native	
<i>Glycyrrhiza lepidota</i>	wild licorice	Native	
<i>Grindelia squarrosa</i>	gumweed	Native	
<i>Gutierrezia sarothrae</i>	snakeweed	Native	
<i>Helianthus nuttallii</i>	Nuttall's sunflower	Native	
<i>Heterotheca villosa</i>	hairy false golden aster	Native	
<i>Iva axillaris</i>	povertyweed	Native	
<i>Juncus arcticus</i>	baltic rush	Native	
<i>Juniperus communis</i>	common juniper	Introduced	
<i>Lactuca serriola</i>	prickly lettuce	Introduced	
<i>Lepidium perfoliatum</i>	clasping peppergrass	Introduced	
<i>Lotus tenuis</i>	narrow-leaf bird's-foot	Introduced	
<i>Medicago sativa</i>	alfalfa	Introduced	
<i>Oenothera villosa</i>	evening primrose	Native	
<i>Opuntia macrorhiza</i>	prickly pear	Native	
<i>Panicum capillare</i>	witchgrass	Introduced	
<i>Pascopyrum smithii</i>	western wheatgrass	Native	
<i>Persicaria maculata</i>	spotted ladysthumb	Introduced	
<i>Phalaroides arundinacea</i>	reed canary grass	Introduced	
<i>Pbleum pretense</i>	timothy	Introduced	
<i>Physalis virginiana</i>	groundcherry	Native	
<i>Poa pratensis</i>	Kentucky bluegrass - alien	Introduced	
<i>Polypogon monspeliensis</i>	rabbitfootgrass	Introduced	
<i>Populus deltoides</i>	plains cottonwood	Native	
<i>Prunus americana</i>	plum	Native	
<i>Ratibida columnifera</i>	prairie coneflower	Native	
<i>Rosa arkansana</i>	prairie rose	Native	
<i>Rumex crispus</i>	curly dock	Introduced	

<u>Scientific Name</u>	<u>Common Name</u>	<u>Native/Introduced</u>	<u>State Weed</u>
<i>Sabina scopulorum</i>	Rocky Mountain juniper	Native	
<i>Salix exigua</i>	sandbar willow	Native	
<i>Salsola australis</i>	Russian-thistle	Introduced	
<i>Schoenoplectus pungens</i>	threesquare bulrush	Native	
<i>Sisymbrium altissimum</i>	tumble mustard	Introduced	
<i>Sonchus asper</i>	spiny sow-thistle	Introduced	
<i>Spergula arvensis</i>	spurrey	Introduced	
<i>Spergularia media</i>	sand spurrey	Native	
<i>Sphaeralcea coccinea</i>	copper mallow	Native	
<i>Sporobolus airoides</i>	alkali sacaton	Native	
<i>Thinopyrum intermedium</i>	intermediate wheatgrass	Introduced	
<i>Thinopyrum ponticum</i>	tall wheatgrass	Introduced	
<i>Thlaspi arvense</i>	pennycress	Introduced	
<i>Typha angustifolia</i>	cattail	Introduced	
<i>Typha latifolia</i>	broad-leaved cattail	Native	
<i>Verbascum blattaria</i>	moth mullein	Introduced	B list
<i>Verbena bracteata</i>	vervain	Introduced	
<i>Veronica catenata</i>	water speedwell	Native	
<i>Virgulus ericoides</i>	white woody aster	Native	
<i>Yucca glauca</i>	yucca	Native	

Appendix E

Potential Wildlife Species

APPENDIX E: POTENTIAL WILDLIFE SPECIES

Wildlife species that potentially utilize the Lagerman-Imel-AHI Open Space Complex are listed below.

Scientific Name	Common Name
<u>BIRDS</u>	
<i>Actitis macularia</i>	spotted sandpiper
<i>Aechmophorus occidentalis</i>	western grebe
<i>Agelaius phoeniceus</i>	red-winged blackbird
<i>Aquila chrysaetos</i>	golden eagle
<i>Anas americana</i>	American widgeon
<i>Anas chipeata</i>	northern shoveler
<i>Anas crecca crecca</i>	green-winged teal
<i>Anas cyanoptera</i>	cinnamon teal
<i>Anas discors</i>	blue-winged teal
<i>Anas platyrhynchos</i>	mallard
<i>Anas strepera</i>	gadwall
<i>Anthus rubescens</i>	American pipit
<i>Ardea herodias</i>	great blue heron
<i>Asio flammeus</i>	short-eared owl
<i>Asio otus</i>	long-eared owl
<i>Athene cunicularia</i>	burrowing owl
<i>Aythya affinis</i>	lesser scaup
<i>Aythya americana</i>	redhead
<i>Aythya collaris</i>	ring-necked duck
<i>Branta canadensis</i>	Canada goose
<i>Bubo virginianus</i>	great horned owl
<i>Bucephala albeola</i>	bufflehead
<i>Bucephala clangula</i>	common goldeneye
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Buteo lagopus</i>	rough-legged hawk
<i>Buteo regalis</i>	ferruginous hawk
<i>Buteo swainsoni</i>	Swainson's hawk
<i>Calamospiza melanocorys</i>	lark bunting
<i>Calidris minutilla</i>	least sandpiper
<i>Calidris pusilla</i>	semipalmated sandpiper
<i>Carduelis psaltria</i>	lesser goldfinch

Scientific Name	Common Name
<i>Carduelis tristis</i>	American goldfinch
<i>Carpodacus mexicanus</i>	house finch
<i>Cathartes aura</i>	turkey vulture
<i>Catoptrophorus semipalmatus</i>	willet
<i>Charadrius semipalmatus</i>	semipalmated plover
<i>Charadrius vociferous</i>	killdeer
<i>Chordeiles minor</i>	common nighthawk
<i>Circus cyaneus</i>	northern harrier
<i>Colaptes auratus</i>	northern flicker
<i>Columba livia</i>	rock dove (pigeon)
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	common raven
<i>Cyanocitta cristata</i>	blue jay
<i>Dendroica coronata</i>	yellow-rumped warbler
<i>Dolichonyx oryzivorus</i>	bobolink
<i>Eremophila alpestris</i>	horned lark
<i>Euphagus cyanocephalus</i>	Brewer's blackbird
<i>Falco columbarius</i>	merlin
<i>Falco mexicanus</i>	prairie falcon
<i>Falco peregrinus</i>	peregrine falcon
<i>Falco sparverius</i>	American kestrel
<i>Fulica americana</i>	American coot
<i>Haliaeetus leucocephalus</i>	bald eagle
<i>Himantopus mexicanus</i>	black-necked stilt
<i>Hirundo pyrrhonota</i>	cliff swallow
<i>Hirundo rustica</i>	barn swallow
<i>Icterus bullockii</i>	Bullock's oriole
<i>Icterus spurius</i>	orchard oriole
<i>Lanius excubitor</i>	northern shrike
<i>Lanius ludovicianus</i>	loggerhead shrike
<i>Larus argentatus</i>	herring gull
<i>Larus californicus</i>	California gull
<i>Larus delawarensis</i>	ring-billed gull

Scientific Name	Common Name
<i>Larus philadelphia</i>	Bonaparte's gull
<i>Larus pipixcan</i>	Franklin's gull
<i>Larus thayeri</i>	Thayer's gull
<i>Limnodromus scolopaceus</i>	long-billed dowitcher
<i>Limosa fedoa</i>	marbled godwit
<i>Megasceryle alcyon</i>	belted kingfisher
<i>Melanerpes erythrocephalus</i>	red-headed woodpecker
<i>Melanerpes lewis</i>	Lewis' woodpecker
<i>Mergus merganser</i>	common merganser
<i>Mimus polyglottos</i>	northern mockingbird
<i>Molothrus ater</i>	brown-headed cowbird
<i>Nycticorax nycticorax</i>	black-crowned night heron
<i>Otus asio</i>	eastern screech owl
<i>Oxyura jamaicensis</i>	ruddy duck
<i>Pandion haliaetus</i>	osprey
<i>Passer domesticus</i>	house sparrow
<i>Passerculus sandwichensis</i>	savannah sparrow
<i>Pelecanus erythrorhynchos</i>	American white pelican
<i>Petrochelidon pyrrhonata</i>	cliff swallow
<i>Phalacrocorax auritus</i>	double-crested cormorant
<i>Phalaropus tricolor</i>	Wilson's phalarope
<i>Phasianus colchicus</i>	ring-necked pheasant
<i>Pica hudsonia</i>	black-billed magpie
<i>Plegadis chibi</i>	white-faced ibis
<i>Podiceps nigricollis</i>	eared grebe
<i>Podilymbus podiceps</i>	pied-billed grebe
<i>Poecile atricapilla</i>	black-capped chickadee
<i>Pooecetes gramineus</i>	vesper sparrow
<i>Porzana carolina</i>	sora
<i>Quiscalus quiscula</i>	common grackle
<i>Recurvirostra americana</i>	American avocet
<i>Riparia riparia</i>	bank swallow
<i>Sialia mexicana</i>	western bluebird
<i>Sialia sialis</i>	eastern bluebird

Scientific Name	Common Name
<i>Sphyrapicus nuchalis</i>	red-naped woodpecker
<i>Sphyrapicus varius</i>	yellow-breasted sapsucker
<i>Spiza americana</i>	dicksissel
<i>Spizella arborea</i>	American tree sparrow
<i>Spizella pallida</i>	clay-colored sparrow
<i>Spizella passerina</i>	chipping sparrow
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow
<i>Sterna forsteri</i>	Forster's tern
<i>Streptopelia decaocto</i>	Eurasian collared dove
<i>Sturnella neglecta</i>	western meadowlark
<i>Sturnus vulgaris</i>	European starling
<i>Tachycineta bicolor</i>	tree swallow
<i>Tachycineta thalassina</i>	violet-green swallow
<i>Tringa flavipes</i>	lesser yellowlegs
<i>Tringa melanoleuca</i>	greater yellowlegs
<i>Turdus migratorius</i>	American robin
<i>Tyrannus tyrannus</i>	eastern kingbird
<i>Tyrannus verticalis</i>	western kingbird
<i>Tyto alba</i>	barn owl
<i>Zenaida macroura</i>	mourning dove

MAMMALS

<i>Cynomys ludovicianus</i>	black-tailed prairie dog
<i>Eptesicus fuscus</i>	big brown bat
<i>Lasionycteris noctivagans</i>	silver-haired bat
<i>Lasiurus cinereus</i>	hoary bat
<i>Mustela vison</i>	American mink
<i>Myotis ciliolabrum</i>	western small-footed myotis
<i>Myotis evotis</i>	long-eared myotis
<i>Myotis lucifugus</i>	little brown myotis
<i>Peromyscus maniculatus</i>	deer mouse
<i>Reithrodontomys megalotis</i>	western harvest mouse
<i>Reithrodontomys montanus</i>	plains harvest mouse

Scientific Name	Common Name
<i>Sylvilagus audubonii</i>	desert cottontail
<i>Thomomys talpoides</i>	northern pocket gopher
<i>Mus musculus</i>	house mouse
<i>Rattus norvegicus</i>	Norway rat
<i>Canis latrans</i>	coyote
<i>Vulpes fulva</i>	red fox
<i>Procyon lotor</i>	raccoon
<i>Mustela frenata</i>	long-tailed weasel
<i>Mephitis mephitis</i>	striped skunk
<i>Odocoileus virginianus</i>	white-tailed deer
<i>Mustela erminea</i>	short-tailed weasel
<i>Zapus hudsonius preblei</i>	Preble's meadow jumping mouse
<i>Zapus princeps</i>	western jumping mouse
<i>Sciurus niger</i>	fox squirrel
<i>Cynomys ludovicianus</i>	black-tailed prairie dog
<i>Spermophilus tridecemlineatus</i>	thirteen-lined ground squirrel
<i>Microtus pennsylvanicus</i>	Meadow vole
<i>Microtus ochrogaster</i>	prairie vole

REPTILES

<i>Coluber constrictor</i>	racetrack
<i>Crotalus viridis</i>	western rattlesnake
<i>Lampropeltis triangulum</i>	milk snake
<i>Pituophis catenifer</i>	bullsnake/gopher snake
<i>Thamnophis elegans</i>	western terrestrial garter snake
<i>Thamnophis radix</i>	plains garter snake
<i>Thamnophis sirtalis</i>	common garter snake
<i>Sceloporus spp.</i>	prairie lizard

AMPHIBIANS

<i>Ambystoma tigrinum</i>	tiger salamander
<i>Bufo cognatus</i>	Great Plains toad
<i>Bufo woodhousii</i>	woodhouse's toad
<i>Pseudacris triseriata</i>	western chorus frog

Scientific Name	Common Name
<i>Rana catesbeiana</i>	bullfrog
<i>Rana pipiens</i>	northern leopard frog
<i>Spea bombifrons</i>	plains spadefoot toad

FISH

<i>Ictalurus melus</i>	black bullhead
<i>Catostomus catostomus</i>	longnose sucker
<i>Catostomus commersoni</i>	white sucker
<i>Cyprinus carpio</i>	common carp
<i>Dorosoma cepedianum</i>	gizzard shad
<i>Esox masquinongy</i> X <i>Esox lucius</i>	tiger muskie
<i>Ictalurus punctatus</i>	channel catfish
<i>Micropterus salmoides</i>	largemouth bass
<i>Pimephales promelas</i>	fathead minnow
<i>Pomoxis nigromaculatus</i>	black crappie
<i>Rhinichthys cataractae</i>	longnose dace
<i>Salmo trutta</i>	brown trout
<i>Sander vitreus</i>	walleye
<i>Semotilus atromaculatus</i>	creek chub
<i>Stizostedion canadense</i> X <i>S. vitreum</i>	saugeye

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Appendix F

Scoping Summary Report &
Draft Management Plan – Summary of
Public Comments

Lagerman / Imel Open Space Complex Management Plan

Scoping Summary Report



Suitts Open Space

May 14, 2010



Parks and Open Space

Boulder County Parks and Open Space

Mission Statement

To conserve natural, cultural and agricultural resources and provide public uses that reflect sound resource management and community values.

Boulder County Parks and Open Space

Vision Statement

Mountain vistas, golden plains, scenic trails, diverse habitats, rich heritage...a landscape that ensures an exceptional quality of life for all.

Goals of Boulder County Parks and Open Space

1. To preserve rural land.
2. To preserve and restore natural resources for the benefit of the environment and the public.
3. To provide public outreach and volunteer opportunities to increase awareness and appreciation of Boulder County's open space.
4. To protect, restore, and interpret cultural resources for the education and enjoyment of current and future generations.
5. To provide quality recreational experiences while protecting open space resources.
6. To promote and provide for sustainable agriculture in Boulder County for the natural, cultural, and economic values it provides.
7. To develop human resources potential, employ sustainable and sound business practices, and pursue technological advancements.

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- B Scoping Postcard
- C Newspaper Articles
- D Comment Form

LIST OF ACRONYMS

Acronym or Abbreviation

Full Phrase

BCPOS

Boulder County Parks and Open Space

Comprehensive Plan

Boulder County Comprehensive Plan: Goals, Policies, and Map Elements

the management plan

Lagerman / Imel Open Space Complex Management Plan

US

United States

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SUMMARY

Boulder County Parks and Open Space (BCPOS) is preparing a management plan for the Lagerman / Imel Open Space Complex. Comprised of 1,520 acres, the Lagerman / Imel Open Space Complex is located in east-central Boulder County, just west of the city of Longmont and the Nivot community. This open space complex contains these eight properties: Suitts, AHI Longmont Farm, Lagerman Reservoir, Imel, J-Family, Hygiene Dairy, Bishop, and IBM. The County co-owns six of the eight properties with city of Boulder. Lagerman Reservoir is the only property in the planning area that currently allows public access, although limited.

The Lagerman / Imel Open Space Complex Management Plan (the management plan) will set forth the future management direction for the eight properties. The County has been directing resource management on these properties without the guidance of specific management direction, except for Lagerman Reservoir. The current *Lagerman Reservoir Management Plan* was completed in the late 1980's and will be replaced with the management plan.

Public involvement is a vital component of an effective management plan process. Public involvement for the management plan includes public scoping and outreach; collaboration with local governments; and public review and comment on the draft management plan. This report documents the results of the public scoping and outreach process.

Objectives of Scoping

- Invite agencies and public to participate;
- Identify a preliminary list of planning issues, opportunities, and constraints in the management plan; and
- Eliminate concerns or issues determined to be insignificant.

PUBLIC SCOPING ACTIVITIES

The formal public scoping process for the management plan began on February 4, 2010, with the distribution of the press release announcing the initial public comment period and public open house (**Appendix A**) and continued until it ended on March 9, 2010, the closing date for the 30-day public comment period. BCPOS outreach efforts to date have included: 1) launching a public Web site, www.bouldercounty.org/openspace/management_plans/lagerman/; 2) mailing postcards to more than 800 agencies, organizations, and members of the public on January 27, 2010; 3) advertising and hosting one scoping open house on February 10, 2010 in Longmont; and publishing periodic newspaper advertisements.

PUBLIC SCOPING RESULTS

A total of 52 written responses, containing 169 separate comments were received. Comments were categorized, coded, entered into a database, and analyzed. Categories included planning issues and affiliation of the commenter. Individuals provided 88 percent of the total comments received during the management plan scoping period. Private organizations provided eight percent and local governmental agencies submitted four percent.

ISSUE SUMMARY

Based on internal and external scoping, the following seven planning issues have been identified:

1. Recreation Demand and Uses
2. Community Values
3. Wildlife
4. Agricultural Resources
5. Invasive Plant Species
6. Vegetation Health
7. Water/Riparian Resources

Parks and Open Space will use the planning issues to help guide the development of management strategies for the management plan. Most of the comments related to planning issues focused on Recreation Demand and Uses (56 percent), Community Values (11 percent), Wildlife (nine percent), and Agricultural Resources (10 percent). Issues expressed on Invasive Plant Species (four percent), Vegetation Health (one percent), and Water/Riparian Resources (one percent) combined represent six percent of the comments received. The remaining eight percent of the comments were categorized as General Concerns/Other Issues.

FUTURE STEPS

Scoping is the first step in the public involvement process; however, Parks and Open Space will collect input from the public throughout the management plan process. Additional formal opportunities will occur for the public to become actively involved in the process, including an informational update to Parks and Open Space Advisory Committee in May 2010. On a more informal basis, the public is encouraged to contact Parks and Open Space with any comments throughout the process.

The draft management plan has an anticipated publication date of September 2010 and will be announced via a press release and project mailing lists. A public meeting will be held to solicit public comments on the draft management plan. At the conclusion of the public comment period, the draft management plan will be revised and a proposed management plan will be presented to Parks and Open Space Advisory Committee for recommendation of approval and to the Board of County Commissioners for approval and adoption.

1.0 INTRODUCTION

Boulder County Parks and Open Space (BCPOS) is preparing a management plan for the following open space lands comprising the Lagerman / Imel Open Space Complex: Suitts, AHI Longmont Farm, Lagerman Reservoir, Imel, J-Family, Hygiene Dairy, Bishop, and IBM. The Lagerman / Imel Open Space Complex Management Plan (the management plan) will set forth the future management direction for the eight properties. Parks and Open Space has been directing resource management on these properties without the guidance of specific management direction, except for Lagerman Reservoir. The current *Lagerman Reservoir Management Plan* (County n.d.) was completed in the late 1980's and will be replaced with the management plan.

1.1 OVERVIEW OF PUBLIC INVOLVEMENT PROCESS

Public involvement is a vital component of BCPOS planning processes, vesting the public in the decision making process. Under *Boulder County Comprehensive Plan: Goals, Policies, and Map Elements (Comprehensive Plan)* Goal H.1, “the county shall encourage public participation in the making of decisions by public and quasi-public bodies which significantly affect citizens (County 2010).” Open Space Policy OS 8.03 directs County staff to solicit public participation of interested individuals, community organizations, adjacent landowners, and Parks and Open Space Advisory Committee in development of management plans for open space areas (County 2010).

Public involvement for the management plan is being conducted in four phases:

1. **Identify Issues, Opportunities, and Constraints during Scoping.** An informal public open house meeting was held to gather public input on the issues to be resolved in the plan, and on the planning opportunities and constraints. Comments on the issues, opportunities, and constraints were requested during a 30-day comment period.
2. **Issue the Draft Management Plan.** The draft management plan will be made available for public comment during a 30-day period. A public meeting will be held during the 30-day comment period to gather input on the draft plan. Public will be encouraged to use the project Web site for submission of comments. All comments will be entered into a database for archiving and analysis.
3. **Plan Approval and Adoption.** The draft plan and summary of public comments will be presented to Parks and Open Space Advisory Committee for recommendation of approval. Following Parks and Open Space Advisory Committee approval, the management plan will be presented to the Board of County Commissioners for adoption.
4. **Publish Approved Plan.** Public will be notified of the availability of the approved plan.

This report documents the results of the first phase of the public involvement process.

Scoping is a process designed to determine the scope of issues to be addressed in a planning document. The process has two components: internal scoping and external scoping. Internal scoping is conducted within an agency or cooperating agencies to determine preliminary and anticipated issues and concerns. During the fall of 2009, an interdisciplinary team of BCPOS resource specialists held internal scoping meetings to identify the anticipated planning issues and the methods, procedures, and data to be used in compiling the management plan. All of the issues identified in the internal scoping process were relevant to BCPOS management in the planning area.

External scoping is a public process designed to reach beyond Parks and Open Space and attempts to clarify the concerns of high importance to the public. The public process is designed to determine and frame the scope of pertinent issues to be addressed in a planning document. External scoping helps ensure that real problems are identified early and that they are properly studied; that issues of no concern do not consume time and effort; and that the proposed management direction are balanced, thorough, and able to be implemented.

This report summarizes the separate comments received during the formal external scoping period. It also describes the internal scoping meetings, and includes a discussion of how these comments will be incorporated into the management plan.

1.2 PURPOSE AND NEED FOR MANAGEMENT PLAN

A management plan is a land use plan that describes broad multiple-use direction for managing BCPOS open space lands. The *Comprehensive Plan* directs the County to develop such management plans to provide for appropriate uses of County open space (County 2010). Decisions in management plans guide future land management actions and subsequent site-specific implementation decisions. These decisions establish goals and objectives (desired outcomes) for resource management and the measures needed to achieve them. These measures are expressed as actions.

The purpose of the management plan is to provide future management direction for natural, cultural, agricultural, and recreational resources that occur on the properties in the planning area. The management plan is needed to develop management recommendations that will improve and enhance the quality of these resources. The County has been directing resource management on these properties without the guidance of specific management direction, except for Lagerman Reservoir. The current *Lagerman Reservoir Management Plan* (County n.d.) was completed in the late 1980's and will be replaced with the management plan. If decisions in the current *Lagerman Reservoir Management Plan* are still valid, Parks and Open Space may bring them forward into the management plan.

1.3 DESCRIPTION OF THE PLANNING AREA

Comprised of 1,520 acres, the Lagerman / Imel Open Space Complex is located in east-central Boulder County, just west of the city of Longmont and the Niwot community (**Figure 1-1**, Regional Context and **Figure 1-2**, Site Vicinity). The open space complex contains eight properties located south of Nelson Road, west of 75th Street, north of Monarch Road, and east of 57th Street. **Table 1-1**, Lagerman / Imel Open Space Complex Land Status, lists each property along with its acquisition date, landowner, acreage, and access availability. The County co-owns six of the eight properties with City of Boulder; Lagerman Reservoir and Bishop are owned solely by Boulder County. Lagerman Reservoir is the only property in the planning area that allows public access, although limited.

Table 1-1. Lagerman / Imel Open Space Complex Land Status

Property	Year Purchased	Landowner	Area (Acres)	Public Access
Suitts	2001	Boulder County / City of Boulder	142	Closed
AHI Longmont Farms	2008	Boulder County / City of Boulder	153	Closed
Lagerman Reservoir	1986	Boulder County	298	Open (limited)
Imel	2001	Boulder County / City of Boulder	587	Closed
J-Family	2006	Boulder County / City of Boulder	35	Closed
Hygiene Dairy	2006	Boulder County / City of Boulder	80	Closed
Bishop	2008	Boulder County	39	Closed
IBM	2002	Boulder County / City of Boulder	186	Closed
Total			1,520	

Figure 1-1. Regional Context

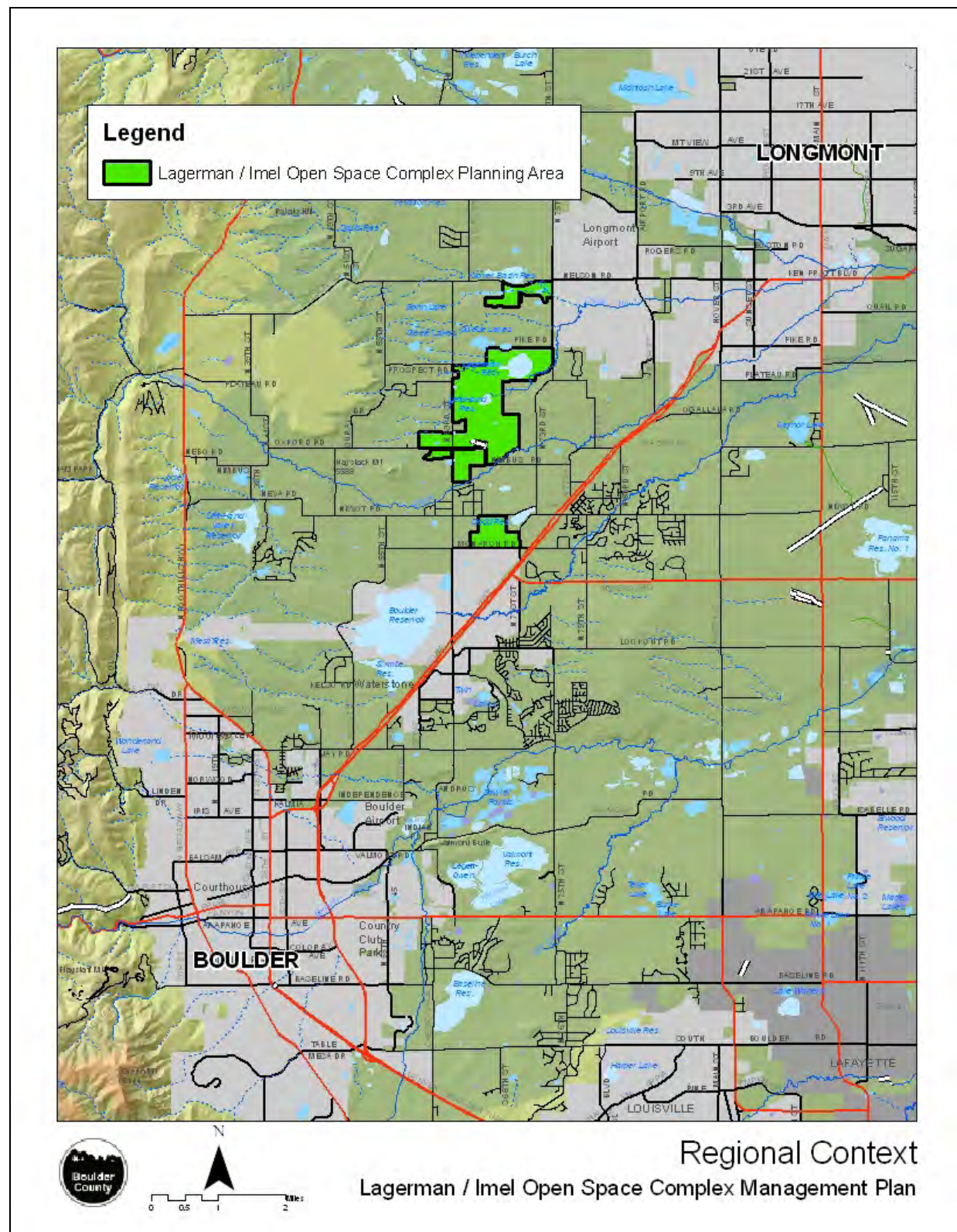
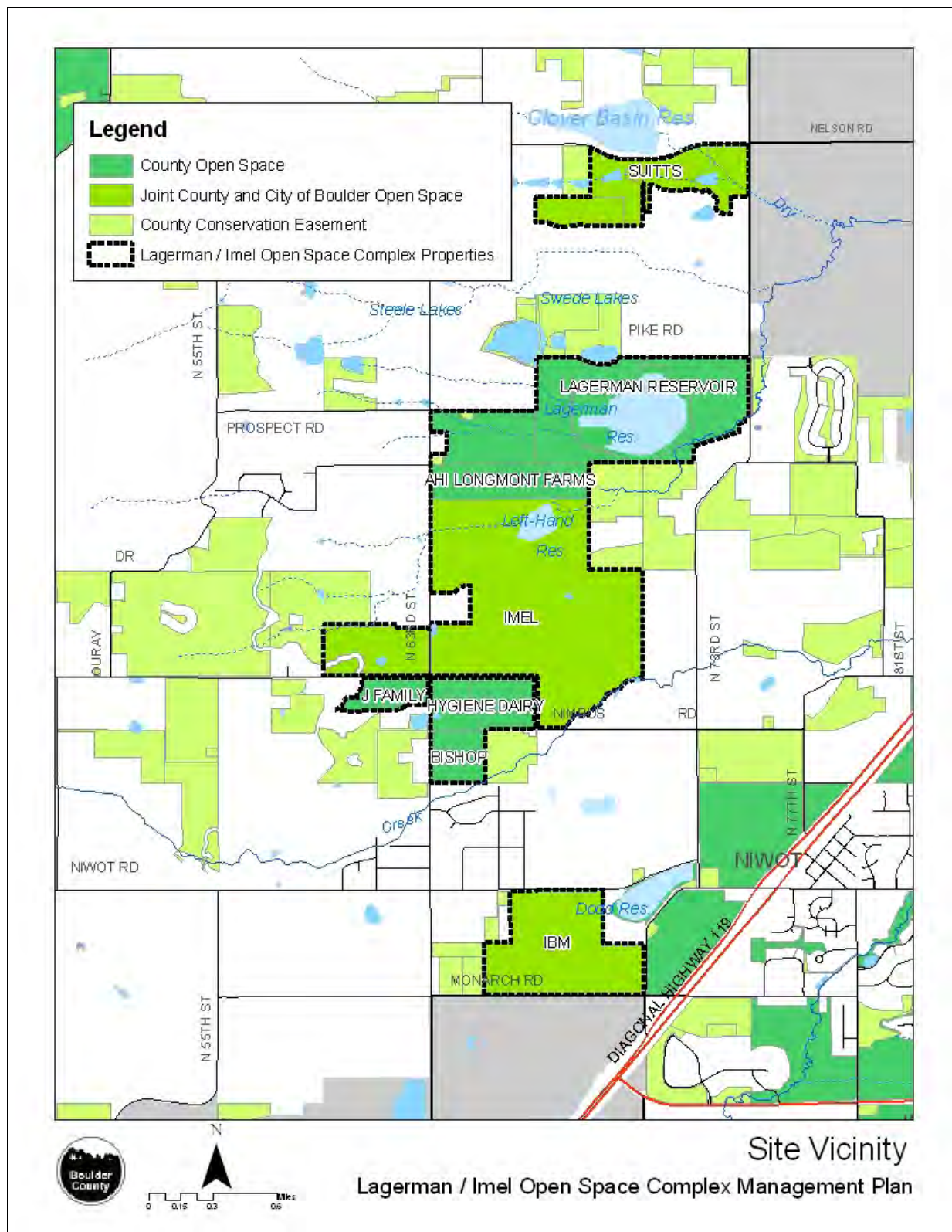


Figure 1-2. Site Vicinity



1.4 DESCRIPTION OF THE SCOPING PROCESS

Parks and Open Space implements an early and open process for determining the scope of issues to be addressed and for identifying the process for determining the scope of issues to be addressed during the planning process. Parks and Open Space solicits comments from relevant agencies and the public, organizes and analyzes all of the comments received, and then distills the comments to identify issues that will be addressed during the planning process. These issues are the scope of analysis for management plans and are used to develop the proposed management direction.

1.4.1 Public Notice

The formal public scoping process for the management plan began on February 4, 2010, with the distribution of the press release announcing the initial public comment period and public open house (**Appendix A**). The press release initiated the public scoping process and served to notify the public of BCPOS's intent to develop a management plan for the Lagerman / Imel Open Space Complex. The formal 30-day comment period began on February 8 and ended on March 9, 2010. Although the formal comment period has ended, Parks and Open Space will continue to consider all comments received during the planning process.

1.4.2 Project Web Site

In January 2010, a public Web site was launched to serve as the clearinghouse for project information during the planning process. The Web site, available on the Internet at www.bouldercounty.org/openspace/management_plans/lagerman/, provides background information about the project, public participation opportunities and calendar, maps of the planning area, and copies of information documents such as public meeting materials. The site also provides a link to an electronic comment form for submitting comments about the project during specific comment periods and a link to be added to the project mailing list.

1.4.3 Postcard

On January 27, 2010, Parks and Open Space sent a postcard for the management plan project to more than 800 individuals from the public, agencies, and organizations. The postcard announced the initial planning phase and suggested methods for public involvement. The postcard also provided the date and venue for the scoping open house. The postcard gave the public various alternative methods to submit their comments, including a dedicated e-mail address (lagerman.imel@bouldercounty.org) and the project Web site comment form. A copy of the postcard is in **Appendix B**.

1.4.4 Scoping Open House

Parks and Open Space hosted a scoping open house in Longmont on February 10, 2010 between 5:00 and 7:00 p.m. to further provide the public with opportunities to become involved, to learn about the project and planning process, to meet the management plan team members, and to offer comments. Sixty individuals attended the open house. As described in Section 1.4.1, Public Notice, the open house was advertised in local media. Additionally, the postcard advertising the open house was mailed to members of the public located near the planning area, local municipalities, and organizations.

An open house format was chosen over the more formal public meeting format to encourage broader participation, to allow attendees to learn about the project at their own pace, and to enable them to ask questions of BCPOS representatives in an informal one-on-one setting. A scoping information packet that included background information about the planning area and planning process, a map of the planning area, a list of the anticipated planning issues and preliminary opportunities and constraints related to the project was provided. Site and resource maps were displayed illustrating the current resources.

1.4.5 Newspaper Articles

In addition to notifications that Parks and Open Space have published regarding the management plan, several articles regarding the planning process have been published in local newspapers. These articles

advertised the February 2010 public scoping meeting and the 30-day public comment period. Examples of the type of articles that have been published are provided in **Appendix C**.

1.4.6 Mailing List

Parks and Open Space compiled a list of over 800 individuals, agencies, and organizations that have participated in past BCPOS projects or are located within approximately 1,500 feet of the planning area. Each of these individual listings was mailed the initial postcard (discussed in Section 1.4.3, Postcard). Visitors to the scoping open house were asked to specifically request to be added to the official project mailing list to receive future mailings. Requests can also be made on the management plan public Web site. Requests to be added to or to remain on the official management plan distribution list will continue to be accepted throughout the planning process.

1.5 COMMUNITY OUTREACH

In addition to formal scoping, Parks and Open Space has implemented a community outreach process that includes working with local organizations and municipalities. There has been ongoing communication between Parks and Open Space and the city of Longmont regarding the planning process. Parks and Open Space met with the Table Mountain Association on February 17, 2010. The purpose of the meeting was to provide an overview the BCPOS planning process and describe the planning area under consideration for the management plan. Parks and Open Space will continue to meet with interested agencies and organizations throughout the planning process.

2.0 COMMENT SUMMARY

2.1 METHOD OF COMMENT COLLECTION AND ANALYSIS

All written scoping comments received through March 9, 2010 were evaluated and documented in this Scoping Summary Report. Individuals were required to submit comments in writing unless a special request was made; no such requests were made. Parks and Open Space will continue to accept comments throughout the planning process. The comments received and evaluated in this Scoping Summary Report will be considered in management direction formulation.

A total of 52 written responses were received by March 9, 2010. The BCPOS comment form (**Appendix D**) distributed at the February 10, 2010 public open house was the format most commonly used to submit comments. Comments were also submitted electronically via the project Web site online comment form or via the project dedicated e-mail. Some chose to submit comments via US Postal Service. The specifics of the written response formats and methods are as follows:

- 20 (38 percent) via the comment form at public open house;
- 16 (31 percent) via the comment form on the project Web site;
- 15 (29 percent) via electronic mail; and
- 1 (2 percent) via the comment form submitted by US Postal Service.

Most written responses included numerous comments, so the 52 responses included a total of 169 separate comments.

A tracking system was used to ensure that public comments were properly registered and that none were overlooked. First, written responses were logged and scanned in their entirety. Second, responses were numbered and assigned an affiliation code. Third, issues and concerns within the response were categorized into one of the planning issue categories or one of the other issue categories. Finally, these identifiers were queried and tallied to provide information on planning and other issue categories and to pinpoint groups providing the most feedback.

2.2 SUMMARY OF PUBLIC COMMENTS RECEIVED

2.2.1 Written Submissions by Affiliation

Table 2-1, Number of Written Submissions per Affiliation, shows the number of written submissions received from each type of affiliation. Individuals provided 88 percent of the total comments received during the management plan scoping period. Private organizations provided eight percent and local governmental agencies submitted four percent of the total comments.

Table 2-1. Number of Written Responses per Affiliation

Affiliation	Number of Written Responses
Individual	46
Private Organization	4
Government Agency	2
Total	52

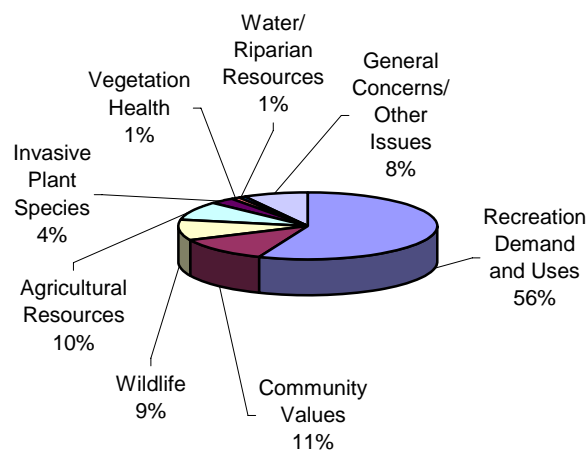
2.2.2 Comments by Planning Issue Category

Of the total 169 comments received, 92 percent were related to a planning issue. Eight percent were related to other issues such as public involvement processes, implementation or policy issues, or issues outside the scope of this study. These types of comments are discussed in detail in Section 3.3.8, General Concerns/Other Issues. Parks and Open Space received 156 planning issue comments and categorized them into seven planning issue categories. **Table 2-2**, Number of Individual Comments per Planning Issue Category, and **Figure 2-1**, Proportion of Individual Comments per Planning Issue Category, show the number and proportion of comments on each planning issue category. Section 3, Issue Summary, provides a detailed analysis of the comments received for each planning issue category. Most of the comments related to planning issues focused on Recreation Demand and Uses (56 percent), Community Values (11 percent), Agricultural Resources (10 percent), and Wildlife (nine percent). Issues expressed on Invasive Plant Species (four percent), Vegetation Health (one percent), and Water/Riparian Resources (one percent) combined represent six percent of the comments received. The remaining eight percent of the comments (13 comments) were categorized as General Concerns/Other Issues.

Table 2-2. Number of Individual Comments per Planning Issue Category

Planning Issue Category	Number of Individual Comments
Recreation Demand And Uses	95
Community Values	18
Agricultural Resources	17
Wildlife	16
Invasive Plant Species	6
Vegetation Health	2
Water/Riparian Resources	2
General Concerns/Other Issues	13
Total	169

Figure 2-1. Proportion of Individual Comments per Planning Issue Category



3.0 ISSUE SUMMARY

Issue identification is the first step in the management planning process. Planning issues are concerns or controversies about existing and potential land and resource allocations, levels of resource use, and related management practices. Issues include concerns, needs, and resource use, development, and protection opportunities to consider in management plan preparation. These issues may stem from new information or changed circumstances and from the need to reassess the appropriate mix of uses.

3.1 CHRONOLOGY OF PLANNING ISSUE DEVELOPMENT

Parks and Open Space implemented a multistep issue identification process for the management plan planning effort that began in 2009. In October 2009, Parks and Open Space prepared a Preparation Plan for the management plan. This plan, used by the interdisciplinary team to begin the planning process, summarized the purpose and need for the management plan. It also highlighted anticipated planning issues and preliminary planning criteria. Based on the lands and resources managed in the planning area, these preliminary planning issues fell into seven issue categories:

1. Wildlife
2. Vegetation health
3. Invasive plant species
4. Water/riparian resources
5. Recreation demand and uses
6. Agricultural resources
7. Community values

Internal scoping between BCPOS staff confirmed these seven issue categories. These preliminary issue categories were expected to encompass most public issues and concerns and to serve as a starting point to spark public consideration; they were not meant to be all inclusive.

Parks and Open Space then initiated the 30-day scoping period, and solicited written comments from the public (further discussed in Section 1.4, Description of the Scoping Process). During the scoping period, Parks and Open Space also engaged private organizations and municipalities, as discussed in Sections 1.5, Community Outreach. Parks and Open Space hosted an open house and solicited written comments from the public during the scoping period. The scoping period provided Parks and Open Space additional information on the public's concerns and suggestions regarding the planning area.

No new issue categories were identified from public input during the scoping process. However, there were some general concerns or issues outside the scope of this project that were expressed and captured in a General Concerns/Other Issues category. General concerns included status of acquisitions near the planning area, promoting volunteer assistance in managing the properties, and the public involvement process. Some examples of the administrative or policy comments received include a request for the County to fix county roads before spending money on this project, exploring avenues for partial funding of improvements to these properties from private sources, and raising lease prices to provide more income for providing infrastructure and management of these properties. One issue outside the scope of this project included planning and development of trails outside the planning area.

Information included in the pre-plan analysis, gathered from meetings with interested individuals, organizations, and agencies, and heard and accepted during the public scoping process were compiled and evaluated to supplement and refine the preliminary issue categories if necessary and to develop discreet planning issue statements, which are discussed below in Sections 3.2, Planning Issue Statements. The purpose of these planning issue statements is to highlight the key issues distilled from these initial planning and scoping processes. The issues are discussed in Section 3.3, Public Comments by Planning Issue Category, according to the various issue categories and associated comments received from the public, which included interested individuals, agencies, and organizations.

3.2 PLANNING ISSUE STATEMENTS

The planning issue categories (from Section 3.1, Chronology of Planning Issue Development) were rearranged in descending order of the number of comments received for each category. Then a planning issue statement was developed for each of the seven planning issue categories. A planning issue statement was not developed for the category of General Concerns/Other Issues due to the general nature of the comments or because they are policy issues or issues considered outside the scope of the management plan. Each planning issue statement summarizes the issues and concerns heard for each category. The seven planning issue statements follow.

1. **Recreation demand and uses** – How will recreation be managed to maintain and improve recreation sites and trails to reduce user conflicts, to protect natural resources, and to provide a variety of recreational opportunities.
2. **Community values** – How will BCPOS lands be managed to provide desired benefits by the public and to be consistent with future land use plans in neighboring communities?
3. **Agricultural resources** – How will Parks and Open Space manage livestock grazing on public lands while protecting, managing, restoring, and using natural resources, and where and what type of crop production is appropriate?
4. **Wildlife** – How will uses and land management activities be managed to maintain and improve terrestrial and aquatic habitats, while maintaining multiple-use land management?
5. **Invasive plant species** – What actions or restrictions will be needed to control and prevent the spread of noxious weeds and other undesirable plant species?
6. **Vegetation health** – How will vegetation be managed and/or restored to attain desired conditions and/or meet the range of natural variability?
7. **Water/riparian resources** – What measures will be implemented to protect water resources, especially riparian areas and wetlands, from the effects of other uses?

Parks and Open Space will use the planning issues and associated statements, planning criteria, and other information collected in the early planning and scoping phases of the management plan process to help formulate management strategies during the planning process.

3.3 PUBLIC COMMENTS BY PLANNING ISSUE CATEGORY

This section provides summaries of the public comments received during the public scoping process. As discussed in Section 2.1, Method of Comment Collection and Analysis, each separate comment received during public scoping was reviewed and coded. Comments that constituted planning issues were coded by issue category and resource category. Some comments were not applicable to a planning issue category; those comments are discussed in Section 3.3.8, General Concerns/Other Issues. These other issues and comments that are not explicitly included in issue categories or planning statements will still be addressed in the management plan if applicable; however, these concerns will not have overriding influence on the development of management direction. Furthermore, adjustments or additions may be made to the planning issues as the planning process proceeds and Parks and Open Space continues to review information, meet with the interdisciplinary team, and talk with the public.

3.3.1 Recreation Demand and Uses

The planning issue category receiving the largest number of comments was Recreation Demand and Uses. Of the 169 comments, 56 percent were regarding recreation. The primary issues expressed by respondents were access to recreational areas, equestrian opportunities, recreational trails, and facilities. A few commenters expressed the importance of fishing opportunities and boating on Lagerman Reservoir, dogs on open space lands, education and interpretation, maintenance, and patrol.

The recreation issue expressed most frequently by individuals, organizations, and local municipalities was concern over where and if any new potential trails should be located. For the most part, there was a strong desire to create a multi-use trail system in the planning area, including expanding the Lagerman Reservoir loop and potentially connecting all of the properties in the planning area. However, if trails are provided they should be sensitive to natural and agricultural resources, and adjacent private landowners. New trails should also be designated for compatible uses. There was also a general desire to provide potential opportunities for city of Longmont and other regional trail systems to connect with these properties.

The other recreation issue frequently expressed by individuals and organizations was providing more public access to the properties in the planning area. The majority of the comments urged Parks and Open Space to open the properties currently closed to public access, particularly for multi-use purposes. One commenter suggested opening Lagerman Reservoir for evening star gazing activities, while others recommended keeping the properties open only from sunrise to sunset. However, there was a consensus that if properties were opened, they should be determined by location and level of access. Opposition to and concerns about providing more access was related to potential impacts to agricultural operations and other impacts from more visitors.

Similar to trails and public access, was the support by individuals and organizations for more equestrian opportunities in the planning area. There was a strong desire to expand trails suitable for horses and develop more horse facilities (trailer parking, water, etc.). Supporters of equestrian trails urged Parks and Open Space to provide trails and facilities dedicated to horses only, complemented with multi-use trails. Specific comments called for making the Lagerman Reservoir dam safer for horses and one commenter requested equestrians be responsible for removing manure from the trails and parking areas. There were two local riding clubs that expressed a desire to work with Parks and Open Space during development of any new trails, and during maintenance.

Other issues were support for more facilities at Lagerman Reservoir, while two comments requested to maintain the current facilities. Suggested facility improvements included adding a bird blind, and providing additional parking, a playground, more benches, and fishing pier. Three requests were made to provide sail boarding opportunities on Lagerman Reservoir; however, one commenter requested keeping current boating restrictions. Of the few comments directed at dogs, they expressed support for requiring dogs to be leashed and for waste to be removed. Individual comments were also directed at providing educational signage, spending more money on maintaining the existing facilities instead of building more, increasing the level of patrol in the planning area, and improving opportunities for fishing at Lagerman Reservoir. One commenter requested that the Fishing is Fun in Colorado program be maintained.

3.3.2 Community Values

Community values issues received 11 percent of the total comments submitted. Respondents supported acquiring adjacent parcels, and the use of BCPOS lands as a way to buffer future development and to maintain the rural, pastoral, agricultural environment, and scenic qualities around the planning area. Specific requests were made to not sell these properties or build any buildings, and to plan for diverse community needs. One comment stated that the planning area should be left as a small example of Boulder County's agricultural history, while another commenter stated that a regional park like the Lagerman / Imel Open Space Complex could have a positive impact on the surrounding communities by raising property values and offering neighbors a community amenity where they can go recreate, take their children, develop healthy lifestyles, and learn about nature.

3.3.3 Agricultural Resources

Seventeen comments were received on this issue, representing 10 percent of the total number of comments received. Comments were split over the appropriateness of grazing and crop production on the properties in the planning area. Comments ranged between leaving the properties as agricultural use and cattle fields, to no open range grazing or overgrazing. Several respondents either oppose continued cattle grazing on BCPOS lands or would like Parks and Open Space to impose greater restrictions on the amount of cattle, and

designated grazing areas. Specific requests were made to keep cattle and other agricultural uses on the Imel property, and to keep the Bishop property and Lefthand Creek in agricultural production. One commenter urged the County to support the overall integrity of the local agriculture and its infrastructure to the extent possible when considering how to manage these properties. However, there was a concern by a commenter with any increase in the number of cattle on the AHI Longmont Farms property. One commenter supported leasing of lands, particularly those pieces of property that are prime, irrigated land, to local farmers and ranchers. There was also support for the County to use water rights to improve agricultural opportunities on these properties.

3 3.4 Wildlife

Sixteen comments were received about wildlife, representing nine percent of the 169 comments received. The majority of the comments supported protection of wildlife habitat, particularly raptors, birds, and aquatic resources. However, there were concerns expressed that habitat preservation should be balanced with agricultural uses. Of the comments directed at protecting habitat, there was strong support for maintaining or improving the osprey nesting grounds at Lagerman Reservoir, including adding more poles and nests. There was one suggestion to experiment with removing the seasonal closure protecting the osprey nesting area. Respondents also encouraged Parks and Open Space to manage prairie dogs according to the *Boulder County Grassland Management Plan, Prairie Dog Habitat Element* (County 2009) to eliminate impacts to adjacent private properties, while also acknowledging the value of prairie dogs in the local ecosystem. Other comments requested that Lagerman Reservoir be stocked with trout and that bat boxes be built in the planning area.

3 3.5 Invasive Plant Species

Invasive plant species received six comments, representing four percent of the total comments received. All of the comments were directed at addressing invasive plant species on BCPOS properties. Concern was also expressed about the effects to neighboring private properties from unmanaged weeds on BCPOS properties.

3 3.6 Vegetation Health

Two comments, one percent of the total comments received, were directed at vegetation health and they both requested that more vegetation (trees or shrubs) be planted in the planning area.

3 3.7 Water/Riparian Resources

Water/riparian resources received two comments and supported protecting fragile wetlands and waterways. There was also a specific request to grade or reclaim the materials near Prospect Road that were dredged from the pond on the AHI Longmont Farms property.

3 3.8 General Concerns/Other Issues

General concerns or other issues, which do not fit into any of the other planning issue categories, received eight percent of the comments submitted. General concerns included status of acquisitions near the planning area, promoting volunteer assistance in managing the properties, and the public involvement process. Two comments on the public involvement process were from individuals who requested the input and desires of the public should be considered. Specifically, one commenter stated that local residents and property owners abutting these lands should be given deference above any recreational groups seeking greater access. One commenter would like the County to consider how it might shift from a task oriented planning process to a more holistic region and neighborhood oriented planning process.

Administrative or policy issue comments will not be addressed in the management plan process. Addressing administrative issues constitutes formulating policy, which is not done at the management plan level. Some examples of the administrative or policy comments received include a request for the County to fix county roads before spending money on this project, exploring avenues for partial funding of improvements to these properties from private sources, and raising lease prices to provide more income for providing infrastructure and management of these properties. Two commenters requested that no new fees, assessments, or taxes be a part of this plan. One commenter requested that there be no new amenities to keep costs low.

One comment was received that was considered a planning issue outside the scope of the management plan. The respondent urged Parks and Open Space to not plan or implement a trail from Boulder Hills/Boulder Feeder Canal into Lagerman / Imel Open Space Complex. Planning of trails outside the planning area is not considered part of the scope of the management plan.

3.4 ANTICIPATED DECISIONS

Management direction resulting from the planning process for the management plan needs to be adaptable to changing conditions and demands over the life of the management plan. Management plans provide management direction and help with decision making regarding appropriate multiple uses. They also develop strategies to manage and protect resources and establish systems to monitor and evaluate the status of resources and effectiveness of these management practices. As part of the planning process, Parks and Open Space is reviewing the condition of the environment and the management situation to identify which management decisions should be continued, which management directions should be modified, and which management directions should be developed and added.

This scoping report does not make any decisions, nor does it change current management direction set forth in the current *Lagerman Reservoir Management Plan* (County n.d.). Instead it summarizes those issues distilled from comments identified during the scoping period for the Lagerman / Imel Open Space Complex planning area. Parks and Open Space will use planning issues summarized in this scoping report, along with subsequently identified issues, planning criteria, and other information, to help formulate management direction during the next phase of the management plan process. Future decisions will occur at two levels: management plan (or land use planning) level and the implementation level. These decision types are described below. In general, only management plan-level decisions will be made as part of the management plan process.

3.5 FUTURE MANAGEMENT PLAN-LEVEL DECISIONS

Future management plan-level decisions will be made on a broad scale. These decisions will identify management direction and guide actions for the next 10 to 20 years within the planning area. The management plan will provide a comprehensive yet flexible framework for managing the numerous demands on resources managed by Parks and Open Space in the planning area.

The vision for the Lagerman / Imel Open Space Complex will be described in the management plan in terms of desired outcomes, which represent one of two categories of management plan-level decisions. (The second category of management plan-level decisions involves actions to achieve goals.) Desired outcomes will be expressed in terms of specific goals and objectives. Goals are broad statements of desired outcomes, such as ensuring sustainable development. Objectives are specific, quantifiable, and measurable desired conditions for resources, such as managing prairie dogs to achieve a certain level by 2015.

The second category of management plan-level decisions, actions to achieve desired outcomes will be expressed in the management plan as actions needed. Livestock grazing, special designations (for example, Environmental Conservation Areas), and recreation are examples of some management plan-level decisions in this category.

3.6 FUTURE IMPLEMENTATION DECISIONS

The management plan makes broad-scale decisions that guide future land management actions and subsequent site-specific implementation, often characterized as project level or activity level decisions, and representing BCPOS's final approval of on-the-ground actions. Implementation decisions require a more-detailed site-specific environmental analysis that tiers to the management plan. An example of an implementation decision is the development and management of a recreation site. In some circumstances, site-specific implementation decisions may be made through the management plan process.

Implementation decisions generally constitute BCPOS's final approval allowing on-the-ground actions to proceed. These types of decisions require site-specific planning. They may be incorporated into implementation plans (activity or project plans) or may exist as stand-alone decisions.

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4.0 PLANNING CRITERIA

Planning criteria are the constraints or ground rules that guide and direct the development of the plan and determine how the planning team approaches the development of the management direction. They ensure that plans are tailored to the identified issues and ensure that unnecessary data collection and analyses are avoided. Planning criteria are based on standards prescribed by applicable laws and regulations, agency guidance, the result of consultation and coordination with the public, other Federal, state, and local agencies and government entities, analysis of information pertinent to the planning area, and professional judgment.

The following preliminary criteria were developed and can be added or changed as the issues are addressed or new information is presented.

- The management plan will be completed in compliance with the *Comprehensive Plan* (County 2010) and *Boulder Valley Comprehensive Plan* (County and City 2008).
- Provide a strategy for reaching desired conditions and outcomes, and meeting objectives.
- Have realistic desired conditions and achievable objectives consistent with likely budgets and the design criteria.
- The plan will recognize valid existing rights.
- Recognize the specific niche that open space lands provide to the surrounding community. A successful plan will be one that is responsive to community needs.
- Public participation will be encouraged throughout the process. Collaborate and build relationships with local stakeholders and others in the community of interest of the plan. Collaborators are regularly informed and offered timely and meaningful opportunities to participate in the planning process.
- The concerns of area residents will be considered in the plan.
- Trail access guidance will be incorporated into the plan to ensure public and resource needs are met.
- Agricultural production will be managed properly to support an economically viable operation and contributes to the overall agricultural community in Boulder County.
- Grazing will be managed to maintain or improve the health of the open space lands by incorporating management actions to enhance resource conditions into permitted operations.
- Lands identified as special designations may be managed to protect and/or preserve some or all of those characteristics. This may include protecting certain lands in their natural condition.
- Contain an adaptive framework that incorporates regular monitoring and evaluation to adjust management within the direction of the existing plan; or when that is not possible, with a focused plan amendment process.

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5.0 FUTURE STEPS

5.1 SUMMARY OF FUTURE STEPS AND PUBLIC PARTICIPATION OPPORTUNITIES

The next phase of the BCPOS's planning process is to develop management direction based on the issues presented in Sections 3.2 (Planning Issue Statements) and 3.3 (Public Comments by Planning Issue Category) of this scoping report. The proposed management direction will address planning issues identified during scoping and will meet goals and objectives to be developed by the interdisciplinary team. Parks and Open Space will also continue to meet with interested agencies, organizations, and individuals. The goal of the proposed management direction is to provide the best mix and balance of multiple land and resource uses to resolve the issues.

The proposed management direction will be documented in a draft management plan. Although Parks and Open Space welcomes public input at any time during the planning process, the next official public comment period will begin when the draft management plan is published, which is anticipated for September 2010. The draft document will be available on the project Web site at www.bouldercounty.org/openspace/management_plans/lagerman/. The availability of the draft document will be announced via a press release, mailing to project mailing list, and project Web site, and a 30-day public comment period will follow. A public meeting will be held in Longmont during the 30-day period.

At the conclusion of the public comment period, the draft management plan will be revised. The revised draft plan and summary of public comments will be presented to Parks and Open Space Advisory Committee for recommendation of approval. Following Parks and Open Space Advisory Committee recommendation of approval, the management plan will be presented to the Board of County Commissioners for approval and adoption.

5.2 CONTACT INFORMATION

The public is invited and encouraged to participate throughout the planning process for the management plan. Some ways to participate include the following:

- Reviewing the progress of the management plan at the official project Web site (above), which will be updated with information, documents, and announcements throughout the duration of the management plan preparation; and
- Requesting to be added to or to remain on the official management plan project mailing list in order to receive future mailings and information.

Anyone wishing to be added to or deleted from the distribution list or requesting further information may e-mail a request to lagerman.imel@bouldercounty.org or contact Chad Ricklefs, Resource Planner, Boulder County Parks and Open Space, 5201 St. Vrain Road, Longmont, CO 80503. Please provide your name, mailing address, and e-mail address, as well as your preferred method to receive information.

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6.0 REFERENCES

Boulder County (County)

- _____. No date (n.d.). *Lagerman Reservoir Management Plan*. Boulder County Parks and Open Space.
- _____. 2009. *Boulder County Grassland Management Plan; Prairie Dog Habitat Element*. Internet Web site: www.bouldercounty.org/openspace/management_plans/mgmtplans_pdfs/PDogPlan2009.pdf. May 5, 2009.
- _____. 2010. *Boulder County Comprehensive Plan: Goals, Policies, and Map Elements*. Second Edition. February 12, 2010.

Boulder County (County) and City of Boulder (City)

- _____. 2008. *Boulder Valley Comprehensive Plan*. Internet Web site: www.bouldercolorado.gov/files/PDS/BVCP/bvcp.pdf. Updated 2008.

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Appendices

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Appendix A

Public Scoping Press Release

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From: Boulder County Information
Sent: Thursday, February 04, 2010 9:18 AM
To: 'bcpressrelease@listserv.bouldercounty.org'
Cc: Rowland, Dan; Halpin, Barbara; Jannatpour, Vivienne
Subject: NEWS: Public open house for open space complex set for Wednesday

FOR IMMEDIATE RELEASE

February 4, 2010

Contact: Vivienne Jannatpour, 303-678-6277

Public open house for open space complex set for Wednesday

Boulder County, Colo. – The Boulder County Parks and Open Space department will host an Initial Public Open House for the Lagerman/Imel Open Space Complex Management Plan on Wednesday, Feb. 10.

The meeting will be held from 5-7 p.m. at Parks and Open Space headquarters, 5201 St. Vrain Road in Longmont.

The purpose of the meeting is to:

- Identify and document the public's interests, values, needs, and concerns about management of Lagerman/Imel Open Space Complex properties
- Identify the types of public activities and level of services desired
- Learn about additional issues and concerns from the public
- Guide the planning process and help shape the future management of the complex

Parks and Open Space officials recently began the planning process for the complex – including consideration of management issues, opportunities, and constraints – resulting in a number of management strategies that will be outlined in the management plan.

Initial public comments will be accepted in writing (including e-mail and internet application) from Feb. 8 until March 9. For more information, please visit www.BoulderCountyOpenSpace.org or contact Resource Planner Chad Ricklefs at 303-678-6273 or lagerman.imel@bouldercounty.org.

-BoulderCounty.org-

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Appendix B

Scoping Postcard

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Initial Public Open House
Lagerman / Imel Open Space Complex
Management Plan

**Boulder County Parks & Open Space is in the initial planning phase for
the Lagerman / Imel Open Space Complex Management Plan.**
We would like your input!

WHEN: **Wednesday February 10, 2010**
 5:00 – 7:00 p.m.

WHERE: **Parks and Open Space Department**
 5201 St. Vrain Road
 Longmont, CO 80503

PURPOSE: * Identify and document the public's interests, values, needs, and
 concerns about management of Lagerman / Imel Open Space Complex
 properties
 * Identify the types of public activities and level of services desired
 * Gather additional issues or concerns from the public
 * Guide the planning process and subsequently help shape the
 future management of Lagerman / Imel Open Space Complex

Initial public comments will be taken February 8 – March 9, 2010

To learn more or to post a comment, go to: **www.BoulderCountyOpenSpace.org**

Questions: Contact Chad Ricklefs, Resource Planner, at (303) 678-6273 or
lagerman.imel@bouldercounty.org



Boulder County Parks and Open Space
5201 St. Vrain Road
Longmont, CO 80503

www.BoulderCountyOpenSpace.org

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Appendix C

Newspaper Articles

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Public invited to discuss Lagerman

'Interests, values, needs' are topics

Colorado Hometown News
Group report

People can offer suggestions about Boulder County's future management of 1,520 acres around Lagerman Reservoir during a Wednesday, Feb. 10, open house at the county Parks and Open Space Department's headquarters.

The Parks and Open Space Department is inviting discussion of "interests, values, needs and concerns" about the Lagerman/Imel Open Space Complex, eight publicly owned properties in an area southwest of Longmont and north of Niwot.

Boulder County owns six of those eight properties jointly with the city of Boulder and is the sole owner of the other two.

Most of the properties are leased to farmers, according to Chad Ricklefs, a county resource planner. There's currently no public access to seven of the properties.

Lagerman Reservoir, a 298-acre county-owned open space holding that lies between North 63rd and North 75th streets south of Pike Road, is the only property in the man-

agement planning area that allows limited public access.

Fishing is allowed from Lagerman's banks and from boats. Nonmotorized vessels such as canoes and kayaks are allowed, as well as vessels having electric motors or gasoline motors of 7.5 horsepower or less. Sailboats and sailboards aren't allowed.

Lagerman also features a 1.6-mile trail open to hikers, mountain bikers and equestrians, as well as a shelter that can accommodate up to 50 people.

Ricklefs said the Lagerman/Imel management planning study will include a look at whether there are opportunities to provide limited public recreational access to some of the area's other open space properties, such as trails along fence lines that border farm fields.

Included in Boulder County's draft goals for the management plan:

- Protecting agricultural resources.
- Protecting any significant cultural resources and historic structures on the

lands.

- Protecting wildlife habitat and wildlife-movement corridors.

- Improving vegetation and wetland conditions.

- Providing recreation, education and interpretive opportunities to visitors wherever that would be compatible with the management of the agricultural operations and conservation areas.

The management planning process will continue through the year, with a staff goal of presenting a final plan for the county commissioners' consideration in December.

LAGERMAN: Open house to be held on Wednesday

From A1

ing to Chad Ricklefs, a county resource planner. There's currently no public access to seven of the properties:

Lagerman Reservoir, a 298-acre county-owned open space holding that lies between North 63rd and North 75th streets south of Pike Road, is the only property in the management planning area that allows limited public access.

Fishing is allowed from Lagerman's banks and from boats. Nonmotorized vessels such as canoes and kayaks are allowed, as well as vessels having electric motors or gasoline motors of 7.5 horsepower or less. Sailboats and sailboards aren't allowed.

Lagerman also features a 1.6-mile trail open to hikers, mountain bikers and equestrians, as well as a shelter that can accommodate up to 50 people.

Ricklefs said the Lagerman/Imel management planning study will include a look at whether there are opportunities to provide limited public recreational access to some of the area's other open space properties, such as trails along fence lines that border farm fields.

Included in Boulder County's draft goals for the management plan:

- Protecting agricultural resources.
- Protecting any signifi-

OPEN HOUSE

What: Boulder County hosts an open house to consult the public about the future management of Lagerman Reservoir-area open space properties.

When: Residents can stop by any time between 6 and 7 p.m. on Wednesday, Feb. 10.

Where: Parks and Open Space Department headquarters, 5201 St. Vrain Road, Longmont.

For further information: www.bouldercounty.org/openspace/management/plans/lagerman/index.htm

cant cultural resources and historic structures on the lands.

- Protecting wildlife habitat and wildlife movement corridors.

- Improving vegetation and wetland conditions.

- Providing recreation, education and interpretive opportunities to visitors wherever that would be compatible with the management of the agricultural operations and conservation areas.

The management planning process will continue through the year, with a staff goal of presenting a final plan for the county commissioners' consideration in December.

Space for an idea

Public invited to discuss Lagerman lands

Longmont Times-Call

People can offer suggestions about Boulder County's future management of 1,520 acres around Lagerman Reservoir during a Wednesday night open house at the county Parks and Open Space Department's headquarters.

The Parks and Open Space Department is inviting discussion of "interests, values, needs and concerns" about the Lagerman/Imel Open Space Complex, eight publicly owned properties in an area southwest of Longmont and north of Niwot.

Boulder County owns six of those eight properties jointly with the city of Boulder and is the sole owner of the other two.

Most of the properties are leased to farmers, accord-

Please see **LAGERMAN** on A5

Lagerman/Imel Open Space

Boulder County is developing a management plan for a collection of publicly owned lands identified as the Lagerman/Imel Open Space Complex, shown below in red.



Appendix D

Comment Form

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Scoping Comment Form

Lagerman / Imel Open Space Complex Management Plan

Public Open House

February 10, 2010

The citizens of Boulder County play a vital role in setting the management direction for County open spaces. Through the public process, new and important issues and ideas, as well as overall public sentiment towards the management of a property or properties, are brought to light. With so many different possibilities for management, public input is critical in determining the final management direction. Therefore, the Parks and Open Space Department encourages the public to provide their preferences, concerns, and other thoughts about the management and use of open space properties.

At today's meeting you will be reviewing Preliminary Planning Issues, Opportunities, and Constraints to be addressed in the Lagerman / Imel Open Space Complex Management Plan. Staff developed these drafts during internal Parks and Open Space Department planning meetings for this management plan and now would like to receive the public's input on these items before we move forward with the preparation of the draft management plan.

Please take time to review the information provided at today's meeting and submit your comments to Parks and Open Space on this comment form. Comments can also be submitted electronically via the project Web site, www.BoulderCountyOpenSpace.org or to the following Email address lagerman.imel@bouldercounty.org. **Please note, in order to be considered in the management planning process, all public comments must be received in writing via this comment form or by letter, e-mail, Web form, or fax to Boulder County Parks and Open Space by March 9, 2010.**

-
1. Do you have any specific comments regarding the Preliminary Planning Issues?
 2. Please list any additional Opportunities and Constraints for management of this open space complex.

3. Please list any other comments or concerns that you may have regarding the future management of this open space complex.

Lagerman-Imel-AHI Open Space Complex
Draft Management Plan
Summary of Public Comments
April 2 – May 1, 2012

Lagerman-Imel-AHI Open Space Complex Draft Management Plan

Summary of Public Comments

April 2 – May 1, 2012

Introduction

Boulder County Parks & Open Space provided a 30-day public comment period to allow members of the public to review and comment on the *Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan* (dated April 2012). The comment period occurred between April 2 and May 1, 2012. A public meeting took place on April 17, 2012, at the Parks & Open Space Department's main office located at 5201 St. Vrain Road, Longmont, CO 80503. The meeting was held from 5:30 to 7:30 p.m. and included a formal presentation by Parks & Open Space staff regarding the draft plan and question and answer period.

The goal of public participation during the public comment period is to receive comments from a wide range of community members and stakeholders about the draft plan and to ensure that the plan meets the needs and desires of the citizens of Boulder County to the extent possible. The public process includes actively listening to the issues, concerns, and recommendations of the community. Public input is crucial to the success of the *Lagerman-Imel-AHI Open Space Complex Management Plan*.

Following the public comment period, each comment was reviewed and analyzed by Parks & Open Space staff to gauge public sentiment towards the draft plan, incorporate missing information, and determine if any new issues have surfaced. Revisions to the draft plan were made prior to submitting it to Parks and Open Space Advisory Committee (POSAC) for their review and recommendation to the Board of County Commissioners.

Public Comments

A total of 91 individuals and organizations submitted public comments. Of these, staff pulled out 33 discrete comments, many of which were made by multiple commenters (Table 1). Discrete comments are those with similar themes or ideas (e.g. would like the AHI Loop Trail moved away from the east boundary of Ryssby Church because of its historic context) that were lumped together under one heading (e.g. Want to move trail away from Ryssby Church). Table 1 below provides the list of discrete comments received and the number of commenters that made each comment. In addition, Appendix A provides some direct quotes, where applicable, from the public comments that provide the reasons why commenters made the specific comment.

Table 1. Summary of Public Comments

Public Comments - Significant Changes to Draft Management Plan	Number of Commenters
Want to move trail away from Ryssby Church	5
Oppose moving trail away from Ryssby Church	1
Want no parking access to be moved to 63rd and Prospect / away from Ryssby Church	13
Want to move trails away from roads	12
Want trails away from Primary Habitat Areas	1
Want loop trail south of Lagerman (e.g.AHI Longmont Farms or around Left Hand Reservoir)	4
Want no new trails	1
Want to move Imel Connector Trail to the west of Left Hand Reservoir	1
Want more parking areas / equestrian trailer parking / provide parking area in NW	4
No new parking areas currently needed	1
Want off leash area / voice & sight (V&S) command	43
Want to allow dogs in ponds / reservoirs	3
Want Lagerman seasonal closure for osprey lifted	8
Want no bicycle day / concerned about bikes	3
Want sailing at Lagerman Reservoir	3
Want access from gate at Prospect / Pike Road bend for access to Lagerman	1
Want monitoring of regulation compliance (on-trail, after hours)	1
Public Comments – Specific Design Ideas	
Build berms and plant trees between trails and roads	1
Meander trails	3
Add crosswalks / traffic mitigation devices at road crossings	2
Place berms between ponds and trails to limit impact to wildlife	1
Incorporate speed mitigation on steep slopes (especially Imel Connector Trail)	1
Oppose fencing trails to separate cattle and humans	2
Improve equestrian access at spillway	5
General Public Comments	
Supports prairie dog control	3
Oppose prairie dog control	1
Balance wildlife protection with recreation	1
Support Wildlife Habitat Areas/support protection of species & nesting and foraging birds/limit impacts to wildlife	3
Support equestrian use / identified as equestrian	9
Allow mountain bikes	1
Support multiple use trails	2
Oppose planting of GMOs	3
Wants proposed trail to replace / be a part of Lyons-to-Boulder Regional Trail in the BCCP	2
Oppose Animal Feeding Operation (Note: the potential AFO was removed from the draft management plan on April 17, 2012.)	25

Evaluation and Revisions

Trails & Access Points: Parks & Open Space understands and appreciates the desire by many in our community for additional trails, especially within the planning area. The draft management plan proposes approximately 7.6 miles of trails throughout the planning area. These trails will be multiple-use, thus allowing for hiking, biking, horseback riding, trail running, and other passive recreational uses.

Recreational uses are balanced throughout the draft management plan with agricultural operations and protection of natural resources. Staff has attempted to make the trail alignments safe, sustainable, enjoyable for a variety of users, and accessible at multiple points; while protecting the most significant wetlands, wildlife habitats, and important agricultural lands. Overall, no major changes to the overall trail alignment will be made with two exceptions (see below), and safe and sustainable trail construction practices will be incorporated as necessary (e.g. minimizing trail slopes, adding safe road crossings in conjunction with County Transportation and the City of Longmont, and improving equestrian access at the Lagerman Reservoir spillway to the extent possible).

The primary change to the proposed trail system will be to move the trail away from the Ryssby Church by having it head east towards Swede Lake, rather than toward the back of the church grounds (see the revised Figure 5-2 for new alignment). This will protect this historic church and its current uses, and will provide a more interesting trail experience for many users. The alternative trail alignment also limits impacts to agricultural operations, as well as to adjacent wetlands.

To provide a safer and more useable access point from the west that also does not impact the Ryssby Church, the west access point will be moved to just east of the intersection of North 63rd Street and Prospect Road. This no parking access point will start just east of the existing wetlands and head north to the AHI Loop Trail (see the revised Figure 5-2 for new alignment). Current and future agricultural operations in this area will be adjusted accordingly to allow for the access trail.

To limit impacts to significant agricultural lands, water management and drainage patterns, and agricultural infrastructure, as well as avoiding seasonally wet conditions, some sections of the trail run parallel to roadways. Staff will attempt to move these trail segments as far as possible away from the road to provide a more enjoyable experience, while limiting the impacts to agricultural operations. In addition, staff will attempt to screen these trail sections from the roadway to the extent possible, including planting trees between the trail and road. However, no significant changes to the alignment in these areas are currently proposed.

Dogs Off-leash: A number of public comments requested allowing dogs to be off-leash on all or a portion of the planning area, particularly if they are under voice and sight (V&S) command. Allowing dogs to be off-leash within the planning area would provide a new and unique opportunity for many dog owners. However, this needs to be balanced against the potential impacts to the agricultural operations found throughout the planning area, potential effects on wildlife, and potential conflicts with other visitors. The majority of the planning area is under lease to private operators for livestock and cropland production. To limit impacts to these operations, all proposed trails within the planning area have been designated as on-trail only for all users. Permitting dogs to be off-leash would likely result in violations

of this regulation, as well as result in impacts to the agricultural operations for any dog that wandered into the agricultural fields (e.g. trampled plants, scared cattle, etc.). In addition, allowing dogs off-leash may result in disruption to wildlife (e.g. abandonment of nest sites, flushing, etc.), especially around reservoirs and wetlands where a higher number of wildlife may exist. Finally, allowing dogs off-leash would likely lead to increased conflict amongst users if and when there is an interaction between an unwelcomed off-leash dog and an unwilling visitor. Therefore, off-leash access will not be allowed within the planning area. On-leash dogs, nonetheless, will be allowed on all trails throughout the planning area.

To provide for a more comprehensive approach to this issue for the entire Parks & Open Space system, dog off-leash areas and the use of V&S command will be deliberated in the forthcoming Visitor Use Policy.

Seasonal Closure: The seasonal closure around the west end of Lagerman Reservoir is in place primarily for the nesting osprey, but also for the other significant resource values found within this Boulder County Comprehensive Plan-designated Critical Wildlife Habitat area. These include currently or recently nesting burrowing owls and northern harriers, wading and shorebird foraging and potential nesting along the west end of Lagerman Reservoir, and significant wetland areas. Parks & Open Space believes the cumulative importance of these resources, as well as the additional trail miles being provided elsewhere throughout the planning area, validates the continuance of this seasonal closure. Therefore, the seasonal closure will not be lifted at this time.

Parking Facilities: Parks & Open Space staff believes the current parking lot at the Lagerman Reservoir trailhead will be sufficient for future visitor use within the planning area. The current parking lot has 25 standard parking spaces, 2 accessible parking spaces, and 5 trailer parking spaces. It is assumed that many nearby local users will arrive at the site without a vehicle (e.g. walk, ride horses, bike, etc.). However, the management plan (see RV 1.2.3) does allow the current parking lot to be expanded or redesigned in the future if a need arises.

Sailing: The public draft management plan provided staff's justification for not allowing sailing at Lagerman Reservoir. These include lack of demand for sailing at Lagerman Reservoir, sailing is allowed at two nearby reservoirs, protection of wildlife, and inconsistency with the primary recreational use of the reservoir, which is fishing. Staff has reviewed these justifications and continues to support no sailing or windsurfing on Lagerman Reservoir.

Enforcement: Parks & Open Space provides regular patrol throughout the entire planning area and regularly tracks concerns and conflict on open space trails. All trails within the planning area will be on-trail use only. For unlawful activity, members of the public should call Sheriff Dispatch at 303-441-4444. Other specific concerns regarding enforcement of regulations can be directed to the Parks & Open Space ranger staff at 303-678-6210.

Other Comments

- **Prairie Dogs:** Prairie dog management is guided by the Prairie Dog Habitat Element of the Grassland Management Plan. The majority of the Planning Area is currently within No Prairie Dog areas.
- **GMO:** The planting of genetically modified (GMO) crops is allowed on County-owned agricultural land by the Parks & Open Space Cropland Policy. This policy provides guidance for the management of all cropland owned by Boulder County. Decisions regarding crops planted will be made based on the Cropland Policy, as well as annual operating plans developed by Parks & Open Space's Agricultural Resources Division and the property's tenant.
- **Lyons-to-Boulder Trail:** The management plan for the Lagerman-Imel-AHI Open Space Complex only affects lands within the planning area. The trails shown in the draft plan are not part of any regional trail system. Any decisions regarding changes to the regional trails outlined in the Boulder County Comprehensive Plan (BCCP) would need to be made during updates to that plan.
- **AFO:** The potential Animal Feeding Operation (AFO, or feedlot) was removed from the draft management plan on April 17, 2012, based on public comments received at that time and lack of support for the operation by City of Boulder's Open Space Board of Trustees and staff (the city of Boulder holds a conservation easement over the property). Therefore, no further analysis was done regarding the AFO.

Appendix A – Lagerman-Imel-AHI Open Space Complex
Draft Management Plan
Public Comment Quotes

Appendix A. Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan Public Comment Quotes

Public Comments - Significant Changes	Quotes from Public Comments
Want to move trail away from Ryssby Church	<p>The Ryssby Church, which was dedicated in 1882, has been declared a Historical Site by the State of Colorado and designated as a National Historical Site by the Department of Interior. The Church is used regularly for weddings, funerals, receptions, and other religious services.; users may think they can use the outhouse at Ryssby; We need to preserve this part of the local history. There is always the concern of vandalism; a spriritual area and should be respected for the functions that are provided there; An isolated cemetery could be a magnet for hikers seeking a site for a picnic, a shady retreat or at the worst, vandalism; site is both a State & National Historic Designated site; church is used for services – weddings and funerals. The newly opened Columbarium allows for a solemn, quiet place for grieving; . The cemetery and the columbarium along the east line are used frequently for peace and quiet contemplation by relatives and friends paying respect to their deceased loved ones. People noisily walking or riding the east portion of the trail would be unacceptably disruptive to the peaceful use of the property everyday and especially during a funeral or memorial service.;</p> <p>the trail plan runs counter to the goals set forth in the following two tenets of the Boulder County Management Plan for the properties (<i>see Goal RV 2 and 5.4.3 Cultural Resources</i>)</p>
Oppose moving trail away from Ryssby Church	<p>This is a relatively remote trail by Boulder County standards, and will probably not receive the amount of heavy usage its detractors envision. The auto traffic on 63rd st will probably exceed the foot traffic by a factor of several hundred; alternative path on the east side of Swede Lake will probably be much more disruptive of agricultural operations</p>
Want no parking access to be moved to 63rd and Prospect / away from Ryssby Church	<p>For safety reasons - both for equestrians and vehicles using 63rd; avoid having people riding their horses alongside cars, motorcycles, bicylces on a a fairly fast road; enable safe access for the county residents west of the park, and would effectively create an additional loop experience for all because people could also use Prospect Road east of N63rd Street; ease pollution & congestion in the area by cars & trailers not having to drive around to trailhead; With no parking at that point, there will be a tendency by the users of the trail to want to park in the Ryssby parking lot; t least 100 horses and many riders in the Prospect area that will be able to access with no trailering; create a safety hazard to people using the trail and also driving on the road. The use of signs to control parking would detract from the simple historic atmosphere of Ryssby Church and Cemetery; In addition to this, people would be parking in front of the Church, across the road from the Church and all along the road;</p> <p>serve the residents of Boulder County who live on the west side of it, not just the City of Longmont residents who live on the east side; serve no known constituency and just make the church people angry</p>

Appendix A. Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan Public Comment Quotes

Want to move trails away from roads	needs to be pulled back from the roads to be fully enjoyed; it seems that there is a lot more potential for trails in the area that would NOT interfere with agriculture or nature; don't represent a quality trail experience for anyone and may be unsafe for equestrians; horses are spooky creatures by nature so moving the trail away from the roadway would be safer for all; safety and enhancement of the trail; Horses are spooky by nature, being prey animals, and loud motorcycles or an excited motorist who want to honk at the pretty horses, could create a very dangerous situation for both riders and other traffic if the horse spooks and runs into the road in a panic; improve the visitors natural experience; Trails next to roads pose a safety issue for equestrians, as well as a diminished quality trail experience for everyone.; build it near existing natural or agricultural features such as tree lined ditches
Want trails away from Primary Habitat Areas	trails be kept back far enough from them that the behavior of wildlife is not affected, while human visitors can still see into them
Want loop trail south of Lagerman (AHI Longmont Farms / around Left Hand Reservoir)	loop would be a much more popular solution (<i>than AFO</i>); A trail there (<i>AHI Longmont Farms</i>) would “anchor” the park south of the trailhead; Add a loop trail on the AHI Longmont Farm property (since it has no catalogued environmental resources and needs to be completely revegetated anyway)
Wants no new trails	Don't you think the human population in Boulder County has more than a sufficient number of 'recreational' open space areas?; It is not possible, even if you only allow 'designated trails' to not have more human encroachment disturbing wildlife and the environment
Want to move Imel Trail to the west of Left Hand Reservoir	would like to see the trail go on the west side of the lake (Left Hand ?? - not sure to the name) to minimize impact it will have on our property;
Want more parking areas / Equestrian trailer parking / Provide parking area in NW	many horse owners and trail riders in close proximity; to get the North side, one would have to walk from the parking lot at Lagerman Lake on the East part of the loop, running parallel and very close to the road;
No new parking areas currently needed	BCHA is satisfied with the existing trailer parking at Lagerman; if demand increases in the future there is ample space to increase all parking at that time

Appendix A. Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan Public Comment Quotes

<p>Want off leash area / voice & sight (V&S) command</p>	<p>far too few which is increasing pressure on V&S trails on City of Boulder Open Space; these are mixed use areas but the people who are dog owners have just as much right to use the open space; city of Boulder seems to be placing more and more restrictions on the program. Opening more county trails to dogs will help take pressure off the mountain trails. Many of us feel safer with our dogs, and take seriously our responsibility to give them proper exercise.; severely under served by the county; city's program is so successful that many county residents use the city's OS just for this purpose; great deal of acres Caribou, Heil, Hall do not allow dogs at all, so to balance recreation and preservation we need to have trails for dogs under sight and voice control; a need of many people in the county; there are very few opportunities in Boulder County to enjoy this experience; precedents of cattle sharing access with V&S visitors in Boulder, such as at Marshal Mesa and we do not see problems there. / Similarly, studies in Boulder over the years have proven that dogs under Voice and Sight Control have negligible impact on wildlife; City Open Space bears a heavy load of dogs on open space;</p> <p>This is a political issue and much more restriction will - at some point,sadly, drive away supporters; there are so few areas remaining where this is possible; I don't hike trails where I cannot have my dog off lead, so those limited places are where I get my outdoor exercise; Please consider the needs of dog guardians, especially humans with mobility challenges.; Being able to take my dog to an open space and let her run is one of the very best things about living in Boulder County; We would like to have more access in North Boulder and not on the trails that are already overused; Dogs need to run, and socialize with other dogs, and are loved by many openspace hikers.; As it is, they continue to pay taxes for the open space purchases, but never get to take advantage of what these spaces have to offer.; Not many people with dogs can hike up canyons and steep slopes and an area with flatlands would be an option for them and for families with small kids; leave this an actual area of freedom; too few spaces where we can do this and those that still exist are becoming increasingly crowded and overused;</p> <p>Dog owners are affluent and contribute to local economies. The "cost" of allowing dogs V&S is far smaller than the benefit it gives to the community; I hardly ever go on county trails though I'm a resident. It's because I ALWAYS hike with my dog companion; Our animals should have places that give them freedom to run and exercise under the supervision of responsible owners; it is unfair to have so little "free" space when this community is built on"free" thinking; It is a wonderful program that offers the opportunity to explore the outdoors with a well behaved canine companion;</p>
<p>Want to allow dogs in ponds / reservoirs</p>	<p>only open water I know of in Boulder County available to swim a dog is Coot Lake. This area gets a tremendous amount of use for three reasons, handy parking, off leash and dog swim potential;</p>

Appendix A. Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan Public Comment Quotes

Want Lagerman seasonal closure for osprey lifted	appears to be plenty of evidence that this is unnecessary; mandatory 6 months is excessive and this restriction should be lifted as conditions permit. The Ospreys are protected for 3 months at the Boulder Rez and are successfully nesting; The CDOW guidelines for osprey are not regulations, and we suggest that BCPOS allow year-round use of the existing trail on a trial basis with a monitoring program for the birds; The seasonal closure for osprey nesting makes it really only a half-trail with the “best” part closed when people are most likely to want to be there.; Our (BCHLA) research indicates that osprey are especially adaptable to human presence; consider opening the west half of the trail year round on a trial basis; consider moving the osprey platform far enough west on the AHI Longmont Farms property that the CDOW buffer guideline could remain around it; Osprey are known to tolerate having their (artificial) nest platforms moved
Want no bicycle day / concerned about bikes	It would be very nice to not have to worry whether a bicycle is about to come around the bend at a high rate of speed, at least one day a week; many bicyclists don't alert me when I am on a horse that they are approaching which can be dangerous
Want sailing at Lagerman Reservoir	argument for not allowing sailing seems to be weak.; County encouraging less environmentally friendly motor boats over more environmentally friendly sailing; Is there any places in Boulder County where the public is provided a quality sailing opportunity?
Want access from gate at Prospect / Pike Road bend for access to Lagerman	If moving the (<i>osprey</i>) nest is possible, or if not, if a seasonal “opening” of the west end would be possible
Want monitoring of regulation compliance (on trail, after hours)	to ensure that there is a monitoring system that people will stay on a trail and don't "wander" on the open space; good monitoring of activity at Lagerman and along trails after dusk - there is a lot of police activity at night;
Public Comments - Design Ideas	
Build berms and plant trees between trails and roads	
Meander trails	
Add crosswalks / traffic mitigation devices at road crossings	
Place berms between ponds and trails to limit impact to wildlife	

Appendix A. Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan Public Comment Quotes

Incorporate speed mitigation on steep slopes (esp Imel Trail)	Using the existing farm lane as a trail on the fairly steep hill at the southern end of the area will invite excessive speeds on the part of some trail users...will quickly become a safety issue
Oppose fencing trails to separate cattle and humans	create “cattle chute” trails with fencing on both sides. Trails like that are unpleasant and unnatural; we can all coexist
Improve equestrian access at spillway	Consider safety near the spillway for horses/riders who may have difficulty through this area when overtaking or being overtaken by other users; dangerous for horses
General Public Comments	
Supports prairie dog control	
Balance wildlife protection with recreation	
Support Wildlife Habitat Areas / Protection of species / Support protection of nesting and foraging birds / limit impacts to wildlife	Some concern about trail proximity to the recent Swainson’s hawk nest site; emphasize the importance of adaptive management; highlight the need which you have expressed in this draft plan for protecting not only known but potential nesting areas areas; prairie dog ecosystems with high potential for burrowing owls & other associated species (like badger, not mentioned in the plan), much be protected and encouraged by management practices.; Dogs in particular should be kept at a substantial distance from any probable, potential or known Burrowing owl nesting areas.; The (<i>barn owl</i>) nest at the granary of AHI-Longmont Farms on N 63rd St is one of the oldest continually used BAOW nests that we know of locally.
Support equestrian use / ID as equestrian	
Allow mountain bikes	
Support multiple use trails	
Oppose planting of GMOs	the mere reference to the County GMO policy does not justify its use relative to needs of neighbors, existing land uses, or any other criteria. As someone who is attempting to raise organic crops, to have GMO production a mere 1 mile away is unacceptable; Preferrably the land would be grown with usable, affordable food for our community and not with GMOs.
Wants proposed trail to replace / be a part of Lyons-to-Boulder Regional Trail in the Boulder County Comprehensive Plan	new trails would fulfill one of the key rationales proposed for the BFCT, the demand for rural, prairie trail resources. As such, the trails could fulfill that need in this area without the safety issues, private land conflicts, costs, and other issues associated with the BFCT, especially when proposed as a regionally interconnected trail. With possible future interconnections with Longmont and the Longmont/Boulder (Diagonal) trail countywide demands could be fulfilled, again without introducing the large crowds that concern this neighborhood.

Appendix A. Lagerman-Imel-AHI Open Space Complex DRAFT Management Plan Public Comment Quotes

Oppose Animal Feeding Operation	Note: The potential Animal Feeding Operation (AFO, or feedlot) was removed from the draft management plan on April 17, 2012, based on public comments received at that time and lack of support for the operation by City of Boulder's Open Space Board of Trustees and staff (the city of Boulder holds a conservation easement over the property).
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T-C and DC
4/15/12 4/16/12

How to manage 2,178 acres?

Boulder County seeks comments on open space

4/15/12
By JOHN FRYAR

LONGMONT TIMES-CALL

LONGMONT — Boulder County is seeking people's questions, comments and suggestions about a proposal for the future uses of 2,178 acres of open space that lies southwest of Longmont and west of Niwot.

The area generally lies south of Nelson Road, west of North

75th Street, east of North 63rd Street and north of Monarch Road.

Most of that area, which the county Parks and Open Space Department calls the "Lagerman-Imel-AHI Open Space Complex," is leased out for agricultural production, including irrigated and non-irrigated cropland as well as livestock rangeland. That use would continue on most of those properties, under a draft management plan the county is proposing.

Those areas would continue to be closed to the public except along designated trails. The ag lands would continue to be leased to private farmers and ranchers for conventional and market-farm uses. Where appropriate, formerly irrigated lands would be restored to irrigated cropland.

Lagerman Reservoir, southwest of Pike Road and North 75th Street, is the only property within that open space complex where Boulder County currently allows public access. The draft management plan calls for enhancing recreational opportunities in the area, primarily by increasing the current 1.6 miles of trails at Lagerman to a total of about 7.6 miles of multiple-use trails in the open space area.

To limit potential conflicts with agricultural operations and sensitive natural-resources areas, people would

have to stay on those trails except for getting fishing access to Lagerman Reservoir and at the system's trail-head.

Lagerman itself would continue to be managed with an emphasis on providing a warm-water sport fishery, under the draft management plan. Existing authorized boating activities — non-motorized vehicles such as canoes and kayaks, and motorized vessels with electric or gasoline motors of 7.5 horsepower or less — would continue to be allowed there.

The county's Lagerman-Imel-AHI name for the area stems from the names of the original owners of the nine properties in the area at the times they were bought, between 1986 and 2011, by Boulder County or the city of Boulder for preservation as open space. The county owns three of those properties itself and owns the other six jointly with the city of Boulder, but the county manages all nine.

Besides Lagerman Reservoir, the properties are: the Suitts, AHI; AHI Longmont Farms; Imel; J-Family; Hygiene Dairy; Bishop; and IBM open spaces.

Boulder County's Parks and Open Space staff said the draft management plan — available online and the subject of a 5:30 to 7:30 p.m.

Tuesday public meeting at the department's offices at 5201 St. Vrain Road — documents the existing conditions and uses of the properties involved and recommends future management of those properties based on the area's natural, cultural, agricultural and recreational values.

Some locations may be designated as "primary habitat areas" to protect the wildlife habitats, plants and ecosystems there. Throughout the Lagerman-Imel-AHI Open Space Complex, the county staff said, management will pay attention to wetlands, riparian areas, nest sites and wildlife populations, with a focus on migratory bird species and raptors.

The county staff said it tentatively expects to present the draft management plan, along with comments from the public, to the Parks and Open Space Advisory Committee in May, and to the Board of County Commissioners in June.

John Fryar can be reached at 303-684-5211 or jffryar@times-call.com.

If you go

What: Boulder County's Parks and Open Space staff will present and take questions and comments about its draft plan for the future of a 2,178-acre set of county-owned or county-managed properties in an area west of Longmont and Niwot.

When: 5:30 to 7:30 p.m. Tuesday

Where: Boulder County's Parks and Open Space building, 5201 St. Vrain Road, west of Longmont

Further information: The draft management plan for the Lagerman-Imel-AHI Open Space Complex is available at www.BoulderCountyOpenSpace.org/lagermanplan. The county will accept public comments on the plan through May 1. People with questions about the draft plan or the management planning process can call Parks and Open Space resource planner Ernst Strenge at 303-678-6269.

T-C

p. 1 of 2

Boulder County panel to consider future of 2,178-acre open-space area

By John Fryar Longmont Times-Call Longmont Times-Call

Posted:

5/21/12

TimesCall.com

If you go

What: Boulder County's Parks and Open Space Advisory Committee will consider a proposed plan for the future management of the Lagerman-Imel-AHI Open Space Complex, a 2,178-acre set of county-owned or county-managed properties southwest of Longmont and west of Niwot.

When: 6:30 p.m. Thursday, May 24

Where: Boulder County Courthouse's third-floor hearing room, 1325 Pearl St., Boulder

Further information: The draft management plan is available online at BoulderCountyOpenSpace.org/lagermanplan

BOULDER -- Boulder County residents, and visitors to the county, could someday get a chance to hike, cycle or ride horses on sections of an expanded 8-mile network of multiple-use trails being proposed for a set of government-owned open-space properties southwest of Longmont and west of Niwot.

That's one of the features of a management plan Boulder County's Parks and Open Space Department is proposing for what it calls the Lagerman-Imel-AHI Open Space Complex, a 2,178-acre set of primarily agricultural properties located south of Nelson Road, west of North 75th Street, east of North 63rd Street and north of Monarch Road.

The Parks and Open Space Advisory Committee is to review that open space management plan on Thursday night and recommend whether the Board of County Commissioners should adopt it.

There's already is a 1.6-mile trail around Lagerman Reservoir southwest of Pike Road and North 75th Street, the only property within the overall open space complex where Boulder County currently allows public access. The 6.4 miles of new trails through other parts of the county-owned and county-managed properties in the area would link to that existing Lagerman Loop Trail.

A change from an earlier version of the management plan would move one trail segment farther away from the historic Ryssby Church and cemetery, according to county resource planner Ernst Strenge. Rather than locating the trail head near the back of the church grounds at 9000 N. 63rd St., its proposed path would now head east toward Swede Lake.

Strenge reported that the county had gotten a number of suggestions for allowing dogs to be off-leash on all or parts of the trail network, particularly if the dogs are under "voice-and-sight command."

But he said that dogs that don't obey such commands could pose negative impacts and conflicts with other trail users as well as on agricultural operations and wildlife.

Strenge said the idea of off-leash dog areas will be considered when the county staff prepares a countywide "visitor use policy" that's in the works for all its open space holdings. In the meantime,

off-leash dogs won't be allowed in the Lagerman-Imel-AHI area -- although on-leash dogs would be allowed on all public trails throughout that area.

Outside of giving anglers off-the-trail access to fishing at Lagerman Reservoir itself, people would have to stay on the trails as they walk or run or bike or horseback ride through the area, under the proposed management plan. Strenge said that "on-trail-only" requirement would protect nearby wildlife habitat, wetlands and other environmentally sensitive areas -- as well as the tenant farming that will continue in the area.

The management plan sets guidelines for the future of nine properties in the area, including three owned by Boulder County and six others that the county owns jointly with the city of Boulder. Most of the area is leased out for agricultural production, including irrigated and non-irrigated cropland as well as livestock rangeland.

Those ag uses would continue on most of those properties, under the management plan, and -- other than some of the new trail segments being proposed -- they'd continue to be closed to public access.

As for Lagerman Reservoir, Strenge wrote in a memo to the advisory committee that it "will continue to be managed with an emphasis on providing a successful warmwater sport fisheries program." Boulder County also still would allow authorized boating there -- nonmotorized vessels such as canoes and kayaks, and motorized vessels with electric or gasoline motors of 7.5 horsepower or less.

John Fryar can be reached at 303-684-5211 or jfryar@times-call.com.

Boulder County advisory panel signs off on plan to manage 2,178 acres of open space

By John Fryar Longmont Times-Call Longmont Times-Call
Posted:

TC 6-25-12
+
DailyCamera.com

BOULDER -- A plan for the future uses of 2,178 acres of Boulder County-owned and managed open space southwest of Longmont and west of Niwot got the county Parks and Open Space Advisory Committee's endorsement on Thursday night.

Most of the area -- which the county calls the Lagerman-Imel-AHI Open Space Complex -- will remain in agricultural use, with farmers leasing the land for crop production and livestock rangeland.

Within the overall area, which generally lies south of Nelson Road, west of North 75th Street, east of 63rd Street and north of Monarch Road wildlife habitats, wetlands, riparian areas, and other environmentally sensitive locations that the county will preserve and protect.

Eventually, there will be additional recreational opportunities for visitors to the area, as well, primarily through construction of a system of 6.4 miles of new multiple-use trails.

Dick von Bernuth, a representative of the Ryssby Committee that's responsible for the historic Ryssby Church, applauded the county for moving one future trail segment away from the church and its cemetery at 9000 N. 63rd St.

Bernuth was the only member of the general public to speak at the advisory committee's Thursday night hearing on the staff's proposed management plan, but committee members had a number of their own questions about trail locations, the adequacy of parking, the types of boating allowed at Lagerman Reservoir and the issue of whether to allow trail users' dogs to be off-leash.

Advisory committee members agreed with the county staff that this particular open-space area isn't an appropriate one for letting dogs to be off-leash, partly because of the potential conflicts with livestock and wildlife.

Some, however, including committee chairwoman Lisa Dilling, encouraged the county staff to evaluate where there may be additional open-space locations where dogs wouldn't have to be constrained. Dilling said rural places are needed where dogs can interact with each other "without the stress of a leash."

Committee member John Nibarger objected to county's continuing ban on sailboats at Lagerman Reservoir. The county staff said the prohibition against sailing and windsurfing is consistent with keeping fishing as the primary recreational use of the reservoir.

Nibarger, however, said he'd "strongly recommend that the county allow small sailboats."

Ultimately, however, the advisory committee members made no changes to the draft open space management plan for the area before voting unanimously to recommend that Boulder County commissioners adopt it. Commissioners are scheduled to hold their own public hearing and consider adoption of the management plan on June 19.

John Fryar can be reached at 303-684-5211 or jfryar@times-call.com.

T-C

Lagerman-area open space keeps ag production

Commissioners approve management plan for 2,178-acre area

6/20/12

BY JOHN FRYAR
LONGMONT TIMES-CALL

BOULDER — Most of a 2,178-acre assembly of open-space parcels west of Niwot and southwest of Longmont will remain in agricultural production, under a management plan that Boulder County's commissioners approved on Tuesday.

The primary recreational opportunities within the area will continue to focus on boaters, anglers and trail users visiting Lagerman Reservoir, southwest of Pike Road and North 75th Street, the only part of the overall area where the county currently allows public access.

However, the plan also provides for expansion of the existing 1.6 mile Lagerman Loop Trail around the reservoir and adds 6.4 miles of multiple-use trails for hikers, cyclists and equestrians — a county trail network that eventually will link to the city of Longmont's trail system to the

northeast.

Commissioner Deb Gardner, a Longmont resident, applauded the Parks and Open Space Department staff and members of the public who contributed to the management plan for what the county calls the Lagerman-Imel-AHI Open Space Complex.

"I look forward to getting up there and hiking around," said Gardner, who was joined by Commissioners Cindy Domenico and Will Toor in voting for the plan.

The plan sets forth the county's expectations for future uses of the nine parcels

it covers — properties either owned by Boulder County alone, or owned jointly with the city of Boulder — in an area generally located south of Nelson Road, west of North 75th Street, east of North 63rd Street and north of Monarch Road.

The only person to speak at the commissioners' Tuesday public hearing on the proposed plan was Suzanne Webel, a Prospect Road resident and an active member of the Boulder County Horse Association. She commended county officials for considering the concerns expressed by neigh-

bors and potential trail users as the plan was being developed.

Webel suggested, however, that the county improve or relocate a section of existing trail that poses dangers for horses and their riders as they cross Lagerman Reservoir's spillway.

She also suggested that steep stretches of the plan's proposed trail system be redesigned to make them safer for users, an idea that Toor also endorsed.

John Fryar can be reached at 303-684-5211 or jfryar@times-call.com.

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Appendix G

Management Plan Preparers

APPENDIX G: MANAGEMENT PLAN PREPARERS

Name	Role / Responsibility
Ernst Strenge	Lead Planner / Author / Project Manager
Rich Koopmann	Planning Division Manager
Carol Beam	Cultural Resources
Meredith Dutlinger	GIS
Therese Glowacki	Resource Management Manager
Dave Hoerath	Wildlife Biologist
Erica Christensen	Plant Ecologist
Jeff Hiebert	Resource Protection / Ranger
Al Hardy	Recreation and Facilities Manager
Andy Tyler	Trails Supervisor
Stan Snyder	Landscape Architect
David Bell	Agricultural Resources Manager
Rob Alexander	Senior Resource Specialist
Meaghan Huffman	Agricultural Resource Specialist
Ron Stewart	Director, Parks & Open Space

The following individuals were part of the original planning team:

Brent Wheeler	Formerly Recreation and Facilities Manager
Jason Himick	Landscape Architect
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Appendix H

Management Opportunities and Constraints

APPENDIX H: MANAGEMENT OPPORTUNITIES AND CONSTRAINTS

Management Opportunities

Opportunities are options for potential management strategies within the Planning Area afforded by the current conditions within the Planning Area and current resources and abilities of the County, Parks & Open Space, and members of the public. Opportunities exist within the Planning Area to enhance, protect, and interpret the natural resources of the area, to continue the agricultural heritage of the area, and to provide a range of recreational opportunities and facilities, while not negatively affecting existing natural resources, recreational amenities, and agricultural operations. The following are examples of management opportunities available to manage lands and resources within the Planning Area.

Acquisitions

- Potential to protect and acquire interest in additional lands within the vicinity of the Planning Area to preserve agricultural lands, protect significant plant communities and wildlife habitat, provide recreational opportunities, and maintain the rural character and lifestyle of the area.

Natural Resources

- Potential to preserve, enlarge, and enhance wildlife habitat to increase wildlife diversity.
- Potential to manage and restore the structure, function, and native species composition of vegetation communities where appropriate, including native wetland, riparian, and grassland habitats.
- Potential to manage habitat for specific wildlife species (e.g., black-tailed prairie dog, raptors, and other special-status species).
- Potential to protect and enhance wetlands and riparian areas to ensure their persistence and success.
- Potential to enhance fisheries and fishing experience at Lagerman Reservoir.
- Potential to improve in-stream and pond habitat.
- Potential to protect Boulder County Comprehensive Plan-designated stream habitat connector.
- Potential to protect Boulder County Comprehensive Plan-designated critical wildlife habitat.
- Potential to control existing and introduced State- and County-listed noxious weeds and other undesirable non-native species.
- Potential to control soil erosion in heavily managed areas (e.g. croplands, trail corridors).

Water Resources

- Potential to use water for agricultural management, fisheries, and habitat improvements where allowed by the decreed water rights.
- Potential to improve irrigation efficiency and effectiveness.
- Potential to protect or improve on-site water quality.
- Potential to restore and/or improve water bodies and aquatic systems.

Recreation and Visitor Use

- Potential to implement Boulder County Comprehensive Plan designated future trail alignments in Planning Area.
- Potential to work with user groups, naturalists, and other stakeholders to develop and maintain future trail system and recreation facilities, monitor resources, lead education and outreach efforts, and implement certain management actions.
- Potential to provide expanded trail system in the Planning Area.
- Potential to close and/or reroute trails in areas of concern.

- Potential to evaluate future links from trails in Planning Area to local roadways and municipal and regional trail systems, including city of Longmont.
- Potential to provide safer access for pedestrians and bicyclists to Lagerman Reservoir.
- Potential to redevelop existing Lagerman Reservoir parking area and trailhead if deemed necessary.
- Potential to improve areas of concern along trails for equestrian users, people with disabilities, and other visitors.
- Potential to provide additional aquatic recreational opportunities and amenities at Lagerman Reservoir and elsewhere.

Education and Outreach

- Potential to continue and expand education and outreach efforts within the Planning Area.
- Potential to work with neighbors, public, tenants, and other agencies to improve overall management of properties.
- Potential to interpret history of properties and the surrounding area including Boulder County's agricultural history as well as the area's natural resources.
- Potential to expand opportunities to facilitate communication between users and Parks & Open Space.

Patrol

- Potential to improve resource protection in response to past management concerns.

Visual Resources

- Potential to maintain open, rural landscape with vistas of agricultural valley, foothills, and mountain peaks.

Agricultural Resources

- Potential to continue agricultural tradition within the Planning Area.
- Potential to provide for economically viable and sustainable local agricultural operations.
- Potential to build on relationships with tenants as partners in conservation
- Potential for education and outreach to the citizens of Boulder County about agriculture.
- Potential to contribute to the local economy
- Potential to produce food for consumption by locals.
- Potential to return formerly irrigated land back to previous irrigated conditions.
- Potential to provide small acreage, direct market farming opportunities.
- Potential to utilize existing agricultural infrastructure for a variety of agricultural operations
- Potential to optimize agricultural production and infrastructure supporting agricultural operations.
- Potential to use dedicated water for agricultural and other decreed purposes.
- Potential to reclaim previously disturbed rangeland and cropland.
- Potential to improve irrigation efficiency and conveyance systems and infrastructure.
- Potential to further improve soil and water conservation.
- Potential to improve or construct agricultural infrastructure toward a more sustainable and viable use of the resources that support agriculture.

Management Constraints

When addressing management changes and other actions, Parks & Open Space is constrained by budgets, personnel, current policies, state and/or federal laws and regulations, environmental limitations, and conflicting public opinion. The ability to manage environmental, agricultural, and recreational resources will always depend on maintaining sufficient personnel and the ability to obtain adequate funding to operate and maintain facilities and programs, as well as to protect and enhance existing opportunities and resources. The following list addresses some of the constraints associated with the Planning Area.

Acquisitions

- Key parcels adjacent to Planning Area may not be available or funding may not be available for acquisitions.

Leases, Easements, Encumbrances, and Right-of-Ways

- Boulder County has limited control over how lands protected by CEs are managed (dependent on terms of the easement), especially on privately owned lands, where Boulder County has no management rights or responsibilities.
- Constraints may also exist on lands jointly owned with the City of Boulder, if the land is further protected by CEs, which restrict property uses.
- Current leases, easements, encumbrances, and right-of-ways may restrict management opportunities.
- Future easements if granted, such as the currently proposed Northern Colorado Water Conservation District water supply line, may limit management opportunities within Planning Area.

Natural Resources

- Other land uses such as recreational trails and agricultural operations will impact, be impacted by, and may limit management options of natural resources.
- Wetlands and riparian areas may be impacted by agricultural operations.
- The size, configuration, and location of the Planning Area may limit certain management prescriptions for natural resources (e.g. large-scale grassland restoration).
- Off-site impacts may negatively affect the natural resources within the Planning Area.
- Water rights, supply, and conveyance systems may limit vegetation and aquatic habitat restoration and improvements to water quality.
- Irrigation ditch operations may limit opportunities to restore ditches.
- Potential occurrence of threatened, endangered, and other special status species (e.g., Preble's meadow jumping mouse) may limit management options.
- Management actions may lead to the potential introduction of non-native plant species.

Water Resources

- Water management is limited by water rights and the decreed uses of water.
- Drought and climate change will limit the availability of water.
- Changes in administration of irrigation water by ditch companies may affect water availability.

Recreation and Visitor Use

- Agriculture (especially irrigated land), wetlands and riparian areas, and other important wildlife habitat may restrict where trails and other recreational amenities may occur.

- Due to ownership of Lagerman Reservoir dam and construction limitations, ability to alter trail at dam may be constrained.
- Limited ability to construct additional trails or trail connections in Planning Area based on ownership and environmental conditions.

Agricultural Resources

- Viability of agricultural operations in the Planning Area has the potential to be limited by inadequate quantities of water associated with water rights or a reduction in the amount of water available due to competition with municipalities for water.
- Agricultural commodity markets, weather, costs of production and infrastructure, and labor requirements could limit agricultural production success.
- Limitations imposed on operators due to operating in an urbanized County and the increased costs associated with those limitations.
- Parks & Open Space's is dependent on private operators to lease open space agricultural properties for production and overall management of the area.
- Expansion of agricultural uses in some areas may be limited by presence of wetlands and riparian areas, important wildlife habitat, poor soils, and recreational uses.

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Appendix I

Planning Criteria

APPENDIX I: PLANNING CRITERIA

Planning criteria form the ground rules that guide and direct the development of the Management Plan and determine how the planning team approaches the development of the management direction. Planning criteria are based on standards prescribed by applicable laws and regulations, agency guidance, the result of consultation and coordination with the public and other agencies, analysis of information pertinent to the Planning Area, and professional judgment. The following criteria were developed to guide and direct the development of the Management Plan.

The Management Plan will:

- Meet all federal, state, and local laws and regulations.
- Conform to the policy guidance set forth in the *Boulder County Comprehensive Plan* (County 2010a) and *Boulder Valley Comprehensive Plan* (County and City 2008).
- Keep to the vision, mission and goals of the Parks & Open Space program.
- Comply with the Parks & Open Space Cropland Policy (County 2012) and other future resource management policies.
- Balance multiple resource goals and objectives, including the natural, cultural, recreational, and agricultural resources.
- Maintain or improve the long-term sustainability of the resources. As stewards of the unique resources within the Planning Area, the Parks & Open Space staff will consider the impact of management decisions on both current and future generations and the longevity of the resource.
- Recognize the specific niche that open space lands provide to the surrounding community. A successful plan will be one that is responsive to community's needs and desires. Public participation will be encouraged throughout the process. The public will be allowed meaningful opportunities to participate in the planning process, and the concerns of area residents will be considered in the plan.
- Provide strategies for reaching desired outcomes and meeting goals and objectives.
- Have realistic and achievable goals, objectives, and strategies consistent with likely budgets.
- Recognize valid existing rights throughout the Planning Area.
- Contain an adaptive framework that incorporates regular monitoring and evaluation to adjust management within the direction of the existing plan; or when that is not possible, with a focused plan amendment process.

Appendix J

Guidelines, Techniques, and Practices

APPENDIX J: GUIDELINES, TECHNIQUES, PRACTICES

This appendix provides a general summary of management guidelines, techniques, and practices that when applied with other management actions applicable to open space resources and resource uses would aid in achieving goals and objectives. These are considered tools available to the land managers to reduce adverse environmental effects and are by no means considered to be a comprehensive list. These are examples of the types of management guidelines, techniques, and practices that are typically used and could be applied. They have been compiled from many sources. Any number of these could be applied as necessary to make progress towards or to achieve a desired outcome or condition. The term “best management practice” can be considered a synonym for management guidelines, techniques, and practices. Best management practices (BMPs) are often used by land managers to imply a practice that has been specifically developed to mitigate impacts.

Because the management of environmental impacts is an ongoing process, continual refinement of management guidelines, techniques, and practices is necessary. This process can be described in these five steps: (1) selection of the design of a specific management guideline, technique, and practice, (2) application, (3) monitoring, (4) evaluation, and (5) adjustment to specific management guidelines, techniques, and practices (return to step 1). Data gathered through monitoring is evaluated and used to identify and track changes in resources. In this appendix, the duplication or similarity of these management guidelines, techniques, and practices is quite possible and can be applied to a variety of situations, including projects initiated by Boulder County Parks & Open Space or agricultural lessees.

Surface Disturbing Activities

- Areas subject to new surface disturbance should be evaluated for the presence of cultural resources or values prior to and during disturbance. This is usually accomplished through the completion of a cultural survey or clearance. In cases where cultural resources are found, the preferred response would be to modify the proposed action to avoid the cultural resource (avoidance). If avoidance is not possible, actions would be taken to preserve the data or value represented by the cultural resource (mitigation).
- Areas subject to new surface disturbance should be evaluated for the presence of special-status species, including threatened, endangered, or candidate wildlife or plant species, prior to the disturbance. This is usually accomplished through the completion of a biological clearance. An evaluation of the activity, such as an on-the-ground inspection, by a qualified biologist is required. In cases where a special-status species would be affected, the preferred response would be to modify the proposed action to avoid the species or its habitat (avoidance). If a federally threatened, endangered, or candidate species or its habitat is present, a consultation with US Fish and Wildlife Service would be undertaken to recommend actions to protect the species or its habitat. This may include avoidance of the species or changes in the project location or timing.
- Special design and reclamation measures may be required to protect scenic and natural landscape values. These measures may include transplanting trees and shrubs, mulching and fertilizing disturbed areas, using low-profile permanent facilities, and painting to minimize visual contrasts. Surface disturbing activities may be moved to avoid sensitive areas or to reduce the visual effects of the activities.
- Sediment barriers and other erosion control measures (e.g. settling ponds, hay bales, etc.) should be constructed when needed to slow runoff, allow deposition of sediment, and prevent transport from the site.
- Reclamation or restoration of a disturbed area should be implemented as soon as possible, based on ecological considerations, following the disturbance.

- Where native plant communities exist, disturbances and the conversion to exotic communities will be minimized.
- Native plant species should be emphasized for all seeding projects, unless non-native species are necessary to meet specific management objectives (e.g. cropland, hay fields), non-native plant species provide for management and protection of native or restored rangelands, or native species are not readily available in sufficient quantities to meet management objectives.
- Include a diversity of appropriate grasses, forbs, shrubs, and / or trees in rehabilitation and restoration efforts.
- On burned areas, allow natural regeneration of vegetation when it is determined that populations of existing native perennial shrubs, grasses, and / or forbs are sufficient to revegetate the site. Rest burned or rehabilitated areas to allow recovery or establishment of perennial plant species.

Livestock Grazing

- Implement grazing management practices that: 1) provide for health and vigor of forage plants on irrigated pasture, dryland pasture, and rangeland; 2) maintain or improve health of native rangelands including biotic communities, soils, and water; 3) incorporate management that considers and provides for healthy ecologic function, including nutrient cycling, energy flow, and hydrologic function on rangelands and dryland pasture; and 4) Incorporate management of grazing to maintain or improve habitat for special-status species and other native wildlife
 -
- Provide for the protection of wetlands and riparian areas, important wildlife habitat, and visitor use areas, from the negative impacts of livestock to the extent possible.

Use grazing management practices to enhance native plant community diversity and health and vigor, for wildfire control, and for weed management.

Trail Design and Maintenance

- Locate trails and create connections in areas of interest to potential users to increase enjoyment of trail and limit off-trail use.
- Design trails to minimize total disturbance, follow contours, minimize disruption of natural drainage patterns, and limit impacts to sensitive plant and wildlife species and agricultural operations and productivity, to the extent possible.
- Locate trails on stable terrain (such as moderate sideslopes), away from clay beds and where rock layers are parallel to the slope, and on well-drained soil types; avoid wet areas to the extent possible.
- Use outslopes, waterbars, or similar techniques to allow proper surface drainage. Avoid trail construction on highly erosive soils.
- Retain vegetation between trails and streams and wetlands to filter runoff.
- Prevent user-created social trails. Close and rehabilitate when discovered.
- Regularly inspect and maintain trail.

Developed Recreation Sites

- Construct recreation sites and provide appropriate sanitation facilities to minimize impacts to resource values and public health and safety and to minimize user conflicts of approved activities and access within an area, as appropriate.
- Use public education and/or physical barriers, such as rocks, posts, and vegetation, to direct or preclude uses and to minimize impacts to resource values.

Rights-of-Way and Utility Corridors

- Rights-of-way and utility corridors should be discouraged on areas with significant resource values (e.g. agricultural lands of national, statewide, and local importance; critical wildlife habitat, wetlands, etc.).
- Rights-of-way and utility corridors should use areas adjoining or adjacent to previously disturbed areas whenever possible.
- Disturbed areas within right-of-ways and utility corridors should be stabilized with vegetation or other erosion control measures designed to hold soil in place and minimize erosion. Vegetative cover should be reestablished as soon as possible following disturbance to increase infiltration and provide additional protection from erosion.
- Sediment barriers should be constructed when needed to slow runoff, allow deposition of sediment, and prevent transport from the site. Straining or filtration mechanisms also may be employed for the removal of sediment from runoff.

Noxious Weed Management

- Ensure that weed prevention is considered in project activities regardless of discipline.
- To reduce the potential for the introduction of noxious weeds, all equipment should be cleaned off, by pressure washing, prior to operating on open space lands. Remove all dirt, grease, and plant parts that may carry noxious weed seeds or vegetative parts.
- Check body, undercarriage of vehicles, and other equipment for plant material and clean before leaving weed-infested areas.
- Minimize the creation of sites suitable for weed establishment.
- Re-establish vegetation as soon as possible on all disturbed soil from agriculture, construction, reconstruction, and maintenance activities.
- Monitor sites for weeds after soil disturbing activities and treat as needed.
- Use weed-free straw or mulch in revegetation activities and utilize only noxious weed free seed.
- Provide weed identification training to field staff to increase monitoring.
- Keep main travel corridors (i.e. trails and roads) free of noxious weeds to the extent possible to prevent spread.
- Sign recreation sites for weed awareness and weed prevention techniques.
- Ensure revegetation efforts following disturbance and/or weed treatments are effective.
- Track weeds that may affect known populations of special status plants. Work with weed specialist and take potential control measures if necessary.

Reducing Impacts to Visual Resources

- Blend facilities with the surrounding landscape including form, color, and texture to the extent possible.
- Perform final reclamation recontouring of all disturbed areas, including access roads, to the original contour or a contour that blends with the surrounding topography.
- Avoid facility placement on steep slopes, ridgetops, and hilltops.

Riparian / Wetland / Sensitive Habitat

- Avoid locating roads, trails, and other types of disturbance in wetlands and riparian areas and other sensitive wildlife habitat areas.
- Locate, identify, and mark riparian, wetland, and other sensitive wildlife habitat areas prior to implementation of projects that may cause adverse impacts to these areas.
- Avoid equipment operation in areas of open water, seeps, springs, and otherwise muddy conditions.
- Rehabilitate or restore disturbed riparian, wetland, and sensitive wildlife habitat areas.

Water Developments

- Work in springs and streambeds should be done by hand where possible. If machinery is needed in these areas, select equipment that minimizes disturbance.
- After construction of irrigation facilities and well sites, the areas should be cleaned up and refuse removed.
- Cuts, fills, and excavations should be dressed and seeded to blend with surroundings.

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Appendix K

Best Management Practices for Weed Prevention

APPENDIX K: BEST MANAGEMENT PRACTICES FOR WEED PREVENTION

Prevention Activity	When	Who is Responsible
Ensure that weed prevention is considered in project activities regardless of discipline.	All Year	Project Lead
Minimize the creation of sites suitable for weed establishment.	All Year	Staff/Lessee involved in activity
Re-establish vegetation on all disturbed soil from construction, reconstruction, and maintenance activities.	All Year	Project Lead
Monitor site(s) for weeds after soil disturbing activities and treat as needed.	All Year	Project Lead/Weed Crew
Buy only noxious weed-free seed and conduct required seed testing before use.	All Year	Project Lead
Provide noxious weed identification training for field going employees.	Spring	Weeds Division
Keep main travel corridors free of noxious weeds to prevent spread.	Spring-Summer	Resource Management Staff and others as appropriate
Sign recreation sites for weed awareness and weed prevention techniques.	Spring-Summer	Resource Management Staff and others as appropriate
Mitigate and reduce weed spread during prescribed fire activities. Includes inventory of weeds prior to burning, treat high risk areas before burning, and pre and post treat high risk weed infestations.	Spring-Summer-Fall	Project Lead
Ensure revegetation efforts are effective.	All Year	Project Lead
Track weeds that may affect known populations of sensitive plants. Work with weed coordinator take potential control measures if necessary.	All Year	Plant Ecologists
Use weed free straw or mulch in revegetation activities.	All Year	Project Lead