

## P-Appendix A: Pre-2008 Acquisitions Currently Closed to Public Access Year-round

Up-to-date descriptions of the following 10 properties, acquired before 2008 and in the North TSA, are listed below in order to facilitate any potential changes in management or public access as part of the North TSA planning process. Recent planning and data collection for these properties has been incorporated into this summary, such as the Grassland Plan, vegetation and wildlife monitoring and agricultural operations.

<b>Property</b>	ABBOTT
<b>Acres</b>	51
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Agricultural land of statewide importance</li> <li>• Nesting and foraging habitat for raptors</li> <li>• Tiger salamander habitat</li> <li>• Rare plant communities</li> <li>• Active prairie dog habitat (transition area)</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Fencing and pasture in poor condition</li> <li>• Potential livestock trespass</li> </ul>



*Abbott Property*

*OSMP staff*

<b>Property</b>	ANDREA
<b>Acres</b>	48
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Component of larger open space complex</li> <li>• Large wetland complex</li> <li>• Successful Northern harrier nesting sites in wetlands</li> <li>• Consistent elk migration route</li> <li>• Bell's twinpod population</li> <li>• Visual integrity of Potato Hill</li> <li>• Active prairie dog habitat (multiple objective area)</li> <li>• Agricultural land of statewide importance</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Adjacent land uses and multiple jurisdictions</li> <li>• Potential livestock trespass</li> <li>• Double fence line along western border with Ryan property creates wildlife barrier</li> </ul>



*Andrea Property*

*OSMP staff*

<b>Property</b>	JACOB
<b>Acres</b>	25
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Component of larger open space complex</li> <li>• Consistent elk migration route and wintering grounds</li> <li>• Bell's twinpod population</li> <li>• Diverse topography</li> <li>• Active prairie dog habitat (multiple objective area)</li> <li>• Agricultural land of statewide importance</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Scattered debris and safety hazards surrounding former home site</li> </ul>



*Jacob Property*

*OSMP staff*

<b>Property</b>	RYAN
<b>Acres</b>	70
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Component of larger open space complex</li> <li>• Large wetland complex</li> <li>• Grassland bird habitat</li> <li>• Northern harrier nesting sites in wetlands</li> <li>• Consistent elk migration route and wintering grounds</li> <li>• Bell's twinpod population</li> <li>• Diverse topography</li> <li>• Active prairie dog habitat (multiple objective area)</li> <li>• Agricultural land of statewide importance</li> <li>• Northwestern portion is suitable agricultural land (active lease)</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Double fence line on eastern border with Andrea property creates wildlife barrier</li> <li>• Lack of clear emergency/administrative access</li> </ul>



*Ryan Property OSMP staff*

<b>Property</b>	BENNETT
<b>Acres</b>	122
<b>Management Area Designation</b>	Agricultural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Riparian and wildlife habitat</li> <li>• Raptor foraging and nesting habitat</li> <li>• This is the only property in North TSA with Northern leopard frogs</li> <li>• High restoration potential in pond</li> <li>• Rare plant communities</li> <li>• Active prairie dog habitat (transition area)</li> <li>• Agricultural land of statewide and local importance</li> <li>• Suitable agricultural land (active lease)</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Degraded grassland</li> <li>• Degraded pond habitat</li> <li>• Lack of clear access</li> </ul>

<b>Property</b>	STEELE
<b>Acres</b>	95
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Visual integrity of Table Mountain slopes</li> <li>• Diverse topography</li> <li>• Bell's twinpod population</li> <li>• Agricultural values</li> <li>• Active prairie dog habitat (transition area)</li> <li>• Agricultural land of local importance</li> <li>• Suitable agricultural land (active lease)</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Erosive vertical ditch channel</li> <li>• Scattered debris</li> </ul>

<b>Property</b>	BISON
<b>Acres</b>	64
<b>Management Area Designation</b>	Agricultural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Agricultural land of statewide importance</li> <li>• Suitable agricultural land (active lease)</li> <li>• Open space buffer to St. Vrain corridor</li> <li>• Ground-nesting bird habitat, including bobolink</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Potential for priority invasive species</li> <li>• Lack of clear emergency/ administrative access</li> </ul>



*Bison Property*

*OSMP staff*

<b>Property</b>	DODD
<b>Acres</b>	63
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Visual integrity of Table Mountain slopes</li> <li>• Diverse topography</li> <li>• Potential Bell's twinpod habitat</li> <li>• Foraging habitat for raptors</li> <li>• Active prairie dog habitat (multiple objective area)</li> <li>• Agricultural land of local importance</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Degraded grassland</li> <li>• Fencing in poor condition</li> <li>• Unauthorized access</li> <li>• Lack of clear emergency/administrative access</li> </ul>

<b>Property</b>	OASIS
<b>Acres</b>	71
<b>Management Area Designation</b>	Agricultural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Riparian habitat along ditch</li> <li>• Foraging habitat for raptors</li> <li>• Agricultural land of statewide importance</li> <li>• Potential for agricultural use</li> <li>• Active prairie dog habitat (removal area)</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Dominated by non-native species</li> <li>• Major infestations of priority invasive species</li> </ul>



*Oasis Property*

*OSMP staff*

<b>Property</b>	WALDORF
<b>Acres</b>	74
<b>Management Area Designation</b>	Natural Area
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Preble's habitat along ditch</li> <li>• Rare plant communities</li> <li>• Foraging habitat for raptors</li> <li>• Potential cultural resource area</li> <li>• Part of elk migration route</li> <li>• Agricultural land of statewide importance</li> <li>• Potential for agricultural use</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Degraded grassland condition</li> </ul>



*Waldorf Property*

*OSMP staff*

## P-Appendix B: Properties in the North TSA without Management Area Designations

To facilitate decision-making about management area designations and public access for the following 10 properties, current conditions are summarized below. More detailed information about recreational, natural, cultural or agricultural resources on these properties is integrated into other sections of this inventory report to support an ecosystem-wide analysis.

<b>BERMAN BROTHERS</b>	
<b>Acres</b>	42
<b>Surrounding Management Area Designation(s)</b>	Natural Area; Agricultural Area
<b>Public Access</b>	Closed (Reason: New Property)
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Mixedgrass prairie mosaic</li> <li>• Wetland plant community</li> <li>• Agricultural land of statewide significance (suitable for hay or grazing)</li> <li>• Irrigation ditches</li> <li>• Ground-nesting bird habitat</li> <li>• Raptor foraging habitat</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Soils not suitable for vegetable farming</li> <li>• Boundary fencing and signing</li> <li>• Potential for illegal dumping off of Niwot Road</li> <li>• Public safety concerns from scattered debris, abandoned oil and gas well and cistern</li> </ul>



*Berman Brothers Property*

*ERO Resources Corp*

<b>LAPPIN</b>	
<b>Acres</b>	42
<b>Surrounding Management Area Designation(s)</b>	Passive Recreation Area
<b>Public Access</b>	Closed (Reason: New Property)
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Open space buffer along urban edge of Boulder</li> <li>• Nesting habitat for raptors</li> <li>• Pond provides breeding area for state-threatened topminnow; pond holds potential for additional habitat restoration</li> <li>• Potential for agricultural use (small-scale animal operation)</li> <li>• Active prairie dog habitat (grassland preserve)</li> <li>• Limited cultural relevance and fossil record</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Safety concerns with adjacent rifle range</li> <li>• Scattered debris</li> <li>• Structures in poor condition</li> <li>• Priority invasive species</li> <li>• Fencing in poor condition</li> <li>• Illegal dumping</li> <li>• Poor soils</li> <li>• No irrigable water</li> </ul>



*Lappin Property*

*OSMP staff*

<b>STRATTON</b>	
<b>Acres</b>	70
<b>Surrounding Management Area Designation(s)</b>	Natural Area
<b>Public Access</b>	Closed (Reason: New Property)
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Contiguous wetlands and sensitive riparian network</li> <li>• Nesting and perch sites for raptors</li> <li>• High restoration potential in ponds</li> <li>• Native amphibians present in southern pond</li> <li>• Agricultural lands of statewide significance</li> <li>• Roughly 30 acres of suitable agricultural land (active grazing lease)</li> <li>• Active prairie dog habitat (removal area)</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Trespass and enforcement issues</li> <li>• Potential illegal dumping</li> <li>• Multiple land uses and sensitive resources</li> <li>• Signing and parking for public access</li> <li>• Priority invasive species</li> <li>• Fencing and signing, especially along eastern boundary</li> <li>• Safety concerns with scattered debris, including barbeque pit and wood pile</li> </ul>



*Stratton Property*

*ERO Resources Corp*

<b>DAGLE II</b>	
<b>Acres</b>	14
<b>Surrounding Management Area Designation(s)</b>	Natural Area, Habitat Conservation Area
<b>Public Access</b>	Closed (Reason: New Property)
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Mixedgrass prairie mosaic</li> <li>• Suitable agricultural land (active lease)</li> <li>• Homesite and barn</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Fencing west of ditch prevents additional agricultural use</li> <li>• Potential for priority invasive species</li> </ul>

<b>JODER COMPLEX</b>	
<b>Acres (Joder II)</b>	331
<b>Acres (Cox)</b>	3
<b>Surrounding Management Area Designation(s)</b>	Habitat Conservation Area*/Natural Area
<b>Public Access</b>	Closed** (Reason: New Property)
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Abundance of globally-imperiled grassland butterflies</li> <li>• Western draw supports a diverse community of songbirds</li> <li>• Habitat for bobcats and rarely-detected species like grey fox and ringtail</li> <li>• Raptor habitat</li> <li>• Abundant rattlesnakes</li> <li>• Active prairie dog habitat (multiple objective area)</li> <li>• High value foothills grassland, savanna, shrubland communities</li> <li>• Rare plant communities</li> <li>• Agricultural potential to serve as grassbank for future grazing needs</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Home site inconsistent with landscape</li> </ul>

\* OSBT and Boulder City Council approved the Habitat Conservation Area designation for the Joder property during acquisition approval. OSBT approved motion to review the Habitat Conservation Area designation during the North TSA Plan.

\*\*Interim trail and trailhead will be constructed during North TSA Plan development providing public access and a connecting trail between Highway 36 and Olde Stage Road. The long-term decisions for the trail are to be determined by North TSA Plan.



*Joder Property*

*OSMP staff*

<b>DAKOTA RIDGE VILLAGE</b>	
<b>Acres</b>	14
<b>Surrounding Management Area Designation(s)</b>	Passive Recreation Area; Habitat Conservation Area
<b>Public Access</b>	Open
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Serves as important buffer for shale community and associated rare plants</li> <li>• Bell's twinpod population</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Encroachment from adjacent properties, such as social trailing and illegal dumping</li> <li>• Missing segments of boundary fencing</li> </ul>

<b>HART-JONES EXCHANGE</b>	
<b>Acres</b>	2
<b>Surrounding Management Area Designation(s)</b>	Natural Area
<b>Public Access</b>	Open
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Plains/foothills transitional riparian vegetation (conservation target)</li> <li>• History of high-quality habitat for rare plants</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Management integration with larger Hart-Jones property to the east</li> </ul>

<b>IBM Open Space Easement (IBM ownership)</b>	
<b>Acres</b>	69
<b>Surrounding Management Area Designation(s)</b>	Natural Area
<b>Public Access</b>	Open
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• Riparian tree and shrub habitat along Dry Creek and irrigation ditches</li> <li>• Wetlands (conservation target)</li> <li>• Mixedgrass prairie mosaic (conservation target)</li> <li>• Rare plant community</li> <li>• Winter foraging habitat for bald eagles</li> <li>• Habitat for other raptors and migratory birds</li> <li>• Active prairie dog habitat (multiple objective area), including burrowing owls</li> <li>• Potential agricultural uses</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Priority invasive species</li> <li>• Fencing and signing</li> <li>• Coordinated management of forthcoming trail</li> <li>• No irrigable water</li> <li>• Illegal dumping</li> <li>• Encroachment from adjacent land uses</li> <li>• Management/coordination with IBM ownership</li> </ul>

<b>PALO PARK TRAIL</b>	
<b>Acres</b>	12
<b>Surrounding Management Area Designation(s)</b>	Natural Area
<b>Public Access</b>	Open
<b>Resource Values</b>	<ul style="list-style-type: none"> <li>• High restoration potential</li> </ul>
<b>Management Issues</b>	<ul style="list-style-type: none"> <li>• Multiple jurisdictions and management responsibilities</li> <li>• Priority invasive species</li> <li>• Flood damage</li> </ul>

## P-Appendix C: North TSA Property Easement and Access Summary

OSMP PROPERTY NAME	OWNERSHIP TYPE	EASEMENTS, RIGHTS OF WAY, LEGAL ACCESS
Abbott	Fee	
Andrea (Potato Hill)	Fee	No access inside one acre Conservation Easement (CE) around the pond
Axelson	Fee	
Axelson, West - Development Rights	Development Rights	No public access in the development rights area
B.L.I.P. I and B.L.I.P. II	Fee	Colorado Parks and Wildlife have 50 foot wide access easement to Mesa Reservoir
Beech - East Sec 30 & 31	Fee	20 foot waterline easement with access; Foothills Water
Beech - West Sec 25 & 36	Fee and three CE's	County has CE's but OSMP manages, 20 foot access easement, one acre storage tank easement, access and waterline easement to tank
BELGROVE	Fee	
Bennett	Fee	Boulder Feeder canal goes through the property
Berman Brothers	Fee	North property line is not the fence
Bison	Fee	Seller retained five acres in the middle and access road
Bonsall	Fee	
Boulder Valley Ranch - Lore	Fee	
Boulder Warehouse (Schneider)	Fee	Nutting has a non-exclusive access easement
Brewbaker	Fee	Boulder County Parks and Open Space is managing agricultural lease on the property
Bruning	Fee	Easement for a leach field
Buckingham Park	Fee	
Campbell	Fee	County CE on a portion of Campbell (Lot 5) for "open space preservation and agricultural uses"
Cowles	Fee	

<b>OSMP PROPERTY NAME</b>	<b>OWNERSHIP TYPE</b>	<b>EASEMENTS, RIGHTS OF WAY, LEGAL ACCESS</b>
Cox	Fee	
Dagle	Fee	
Dakota Ridge Village	Fee	Dedicated by plat
Dawson - Open Space	Fee	No public access in five acre CE
Degge II	Fee	
Deluca	Fee	Utility and access easements exist, Hester Lane is a shared access easement
Ditzel	Fee	
Dodd	Fee	County has CE, east boundary fence is off
Dunn, Anna	Fee	
Eisenberg	Fee	Residence used to house seasonal volunteer crews
Ellison	Fee	County CE on Lot 5 around house, does not prevent trails
ERNI	Fee	The north 58 acres was the first City of Boulder Open Space property purchase
Foothills Business Park	Fee	County owns one-half of the fee interest, OSMP manages the property
Gallagher	Fee	
Gilbert	Fee	
Harrington	Fee	
Hart-Jones	Fee	
Hart-Jones - Exchange	Fee	
Henriksen	Fee	Includes access easement from 47th Street
Hester	Fee	60 foot wide private access easement along the south property line; Hester Lane is a shared access easement
Jacob	Fee	
Joder I	Fee	

<b>OSMP PROPERTY NAME</b>	<b>OWNERSHIP TYPE</b>	<b>EASEMENTS, RIGHTS OF WAY, LEGAL ACCESS</b>
Joder II	Fee	
Johnson	Fee	
Johnson - East	Fee	Private access easement along west boundary
Johnson	Fee	Boulder Feeder canal located on the property
Lappin	Fee	Includes access easement over existing road
Loukonen Brothers	Fee	Water storage rights in Mesa Reservoir
Lousberg	Fee	Boundary fences are not correct
Mann	Fee	
Mesa Reservoir	CE	Colorado Parks and Wildlife is owner; CE identifies OSMP as managing entity
Moore, Mary	Fee	
Nejezchleb	Fee	Well and well access easements
Nu-West	Fee	Ditch easements
Oasis Direct Seven	Fee	
Palo Park Trail	Fee	Dedicated by plat
Papini	Fee	
Parsons	Fee	No access on the 33 acre development rights parcel
Pinebrook Hills #6	Fee	
Pinebrook Water District	Fee	Easement for water tank
Proper	Fee	
Riverside Grove Outlot A (Bednark)	Easement	Open space, scenic and trail easement and dedication
Riverside Grove Outlot B (Bednark)	Easement	Drainage, open space and scenic easement and dedication
Ryan	Fee	Access, utility and farm access easements

<b>OSMP PROPERTY NAME</b>	<b>OWNERSHIP TYPE</b>	<b>EASEMENTS, RIGHTS OF WAY, LEGAL ACCESS</b>
Schneider	Fee	
Schooley	Fee	
Seigle	Fee	
STEELE	Fee	County CE
Stratton	Fee	Five acres around the house is private
Waldorf	Fee	
Walker	Fee	
Wonderland Hill	Fee	
Wright	Fee	County CE