

**RAPID RESOURCE ASSESSMENT  
AND MANAGEMENT PLAN  
DODD OPEN SPACE  
BOULDER COUNTY, COLORADO**

*Prepared for—*

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## SUMMARY

DODD PROPERTY		
<b>APPROXIMATE SIZE</b>	<b>ACQUISITION DATE</b>	<b>CURRENT ZONING</b>
65 acres	February 24, 2006	Agricultural
<b>MANAGEMENT DESIGNATION</b>		<b>PUBLIC ACCESS</b>
Natural Area		Closed

## GENERAL DESCRIPTION OF SITE RESOURCES

The property includes rolling hillsides, sloping grasslands, and lowland pasture on the western side of Haystack Mountain, which is a visually-significant Natural Landmark in Boulder County. An unnamed, unincorporated lateral ditch provides scattered riparian habitat as it crosses the property. While most of the grassland vegetation communities have been altered by livestock and prairie dog grazing and are dominated by nonnative species, the property has the potential habitat for rare plants and provides habitat for a variety of grassland wildlife including foraging habitat for various raptor species.

## OPEN SPACE VALUES BASED ON RESOURCE ASSESSMENT

The property is important for open space because it maintains—

- The visual integrity of the west side of Haystack Mountain, a Boulder County Natural Landmark
- Diverse topography and soils that are uncommon in the area
- Potential habitat for Bell's twinpod (*Physaria bellii*), a rare plant species
- Foraging habitat for various raptor species, including bald eagle and golden eagle

## MANAGEMENT ISSUES BASED ON RESOURCE ASSESSMENT

Some management issues that could adversely affect the open space values on the property include—

- Degraded grassland in the southern half of the property provides little vegetative diversity or wildlife habitat and increases the potential for soil loss and erosion
- Several portions of the eastern boundary fence are down or have been removed
- Several types of unauthorized access from Oxford Road and neighboring properties is evident
- No clear access for management or emergency purposes

## INTRODUCTION

### PURPOSE

The City of Boulder Open Space and Mountain Parks Department (OSMP) retained ERO Resources Corporation (ERO) to conduct a rapid resource assessment and develop a property management plan for the 65-acre Dodd Property (“property”) near the city of Boulder in Boulder County, Colorado (Figure 1). The conditions on the property have generally been documented through photo points (Appendix A). The purpose of this rapid resource assessment and management plan for the property is to—

- Summarize the physical/ecological characteristics and conditions
- Document and record existing conditions and open space values
- Identify and prioritize management needs and opportunities
- Prescribe management actions
- Classify the property into a management area

The OSMP Visitor Master Plan directs that plans be completed for properties before they are opened and that visitor access be considered. Specific guidance for new properties is as follows:

***New Property Planning and Facilities.*** Complete planning and infrastructure improvements in a timely manner, prior to opening newly acquired properties to public access. However, as appropriate, preserve existing public access during the planning and improvement process. Open Space and Mountain Parks will complete a site management plan recommending appropriate locations, types of uses and visitor infrastructure, and how to provide adequate visitor infrastructure and services.

Property plans direct immediate planning and improvement needs, while Trails Study Areas (TSA) planning will be used to periodically update visitor access needs based on conditions at the time.

### METHODS

OSMP supplied records, documents, and GIS data applicable to the property. On January 25, 2008, a team of natural resource planners and ecologists from ERO walked the extent of the property documenting ecological and physical characteristics and identifying management needs and opportunities.

ERO consulted several organizations, agencies, and databases including the Colorado Natural Heritage Program (CNHP), Colorado Office of Archeology and Historic Preservation (OAHP), the Colorado Natural Diversity Information Source (NDIS), and Boulder County pertaining to resources on the property. Published information, such as U.S. Geological Survey (USGS) and Natural Resources Conservation Service (NRCS) maps, also was used to prepare the inventory.

## REPORT ORGANIZATION

This report presents a summary of the information gathered for the rapid resource assessment and describes the results of ERO's evaluation of the resources and open space values on the property. The report is organized into five narrative sections and three appendices. Following the *Summary* and *Introduction*, the *General Description* section provides information on the setting. The *Site Resources* section summarizes the ecological and cultural resources; existing trails and access; land use and management; and improvements and legal considerations on the property. The *Property Management Plan* describes short- and long-term management needs, management actions, and Management Area designation.

Appendix A contains photographs of the property with narrative descriptions and a corresponding photo point map. Appendix B presents plant and animal species identified during the site visit, and Appendix C includes report references.

## GENERAL DESCRIPTION

The property is located near the western edge of the Great Plains physiographic province. The property encompasses about 65 acres characterized by irrigated pasture land, rolling range land and shrubland, and steep escarpments on the western slopes of Haystack Mountain.

## LOCATION AND ACCESS

The property is located in central Boulder County about 6 miles north of downtown Boulder (Figure 1). Specifically, the property is located in Section 28 in Township 2 North, Range 70 West of the 6th P.M. (Figure 2).

Primary access is from Oxford Road at the northern end of the property. From downtown Boulder, travel northeast on the Diagonal Highway (Highway 119), turning left onto north 63<sup>rd</sup> Street. Follow 63<sup>rd</sup> Street north for about 3 miles to Oxford Road. Turn left onto westbound Oxford Road for about 2 miles to the northern end of the property.

While the property does have legal access, there is currently no clear access to the property from a public road, as there is no gate or fence opening allowing access from Oxford Road. Likewise, there is no clear emergency vehicle access onto the property. There is, however, gated access between the property and the private parcel to the west. Informal access onto the property is evident from Oxford Road and from the private parcels to the east and west.

## ACQUISITION

The City of Boulder acquired the Dodd Property jointly with Boulder County on February 24, 2006. The total price for 65 acres was \$727,500 - \$363,750 by the City of Boulder for the fee interest and \$363,750 by Boulder County for a conservation easement.

## LAND USE

The property has been historically used for agriculture, including irrigated and non-irrigated pasture and livestock grazing (Ulman and Young, 1970). The property has not been managed for

agricultural use in recent years, and is currently managed by OSMP as undeveloped open space land. There is currently no grazing or active management.

## LANDSCAPE CONTEXT

The property is located in rural Boulder County, and is surrounded primarily by agricultural lands and rural residential areas. The Left Hand Creek riparian corridor is located about ¼ mile to the south of the property, while Table Mountain is located about 1 mile to the northwest.

## NEIGHBORING PROPERTIES

### NEIGHBORING AGRICULTURAL AND COMMERCIAL PROPERTIES

Agricultural or commercial properties and basic land uses identified near the property during the site visit and with a property record search available through the Boulder County Assessor’s Office (Boulder County 2008a) are summarized below.

OWNER	LOCATION AND LAND USE
Kimberlin, J V Ltd. 5196 Oxford Rd. (PO Box 5132; Austin, TX 78763) Parcel No. 131728000003	West of property Agriculture
Leeper, Jefferson D. & Kimberly 7484 N. 49th St. Longmont, CO 80503 Parcel No. 131728000001	West of property Agriculture – horse farm/rural residence
Carlson, Richard A. & Susan M. 5371 Niwot Rd. (5469 Niwot Rd.; Niwot, CO 80503) Parcel No. 131728001004 <i>Boulder County Conservation Easement                      (NUPUD Outlot)</i>	South of property Agriculture
Ebel Lois J. 5877 Niwot Rd. Longmont, CO 80503-8828 Parcel No. 131727000004	East of property Undeveloped land – proposed for new resort lodge and restaurant associated with existing nearby golf course

### NEIGHBORING GOVERNMENT PROPERTIES

Government-owned properties and basic land uses identified near the property during the site visit and with a property record search available through the Boulder County Assessor’s Office (Boulder County 2008a) are summarized below.

OWNER	LOCATION AND LAND USE
Left Hand Water District 5235 Oxford (PO Box 210; Niwot, CO 80544-0210) Parcel No. 131722002002 <i>Boulder County Conservation Easement  (NUPUD Outlot)</i>	Northeast of property Undeveloped land
Left Hand Water District 8112 Ouray (PO Box 210; Niwot, CO 80544-0210) Parcel No. 131721001011 <i>Boulder County Conservation Easement  (NUPUD Outlot)</i>	North of property Undeveloped land

## SITE RESOURCES

This section documents in more detail the basic physical and ecological characteristics and conditions that directly support the open space values of the property. Key features are shown on Figure 3.

### TOPOGRAPHY

Elevations on the property range from about 5,280 feet in the northwestern corner to about 5,450 feet along the eastern boundary. (The top of Haystack Mountain, adjacent to the eastern edge of the property, reaches an elevation of about 5,590 feet). An unnamed lateral ditch follows the contour across the northern portion of the property at an elevation of about 5,320 feet. The USGS Topographical map of the property is shown in Figure 2.

### GEOLOGY

The property occurs along the western margin of the Denver Basin of northeastern Colorado, which contains sedimentary rocks of Cretaceous age. Generally the area includes the middle unit of Pierre Shale. Pierre Shale contains areas of sandstone (Tweto 1979). The western slopes of Haystack Mountain contain well-developed mudslide deposits along with weathered cobble deposits (Crifasi 2005). A small area at the top of Haystack Mountain (off of the property) contains the coarse gravels of Rocky Flats Alluvium (Trimble 1975). Haystack Mountain is believed to be a remnant of a once-continuous sheet of ancient gravel that is more intact on nearby Table Mountain (Ulman and Young 1970).

### SOILS

The Natural Resources Conservation Service (NRCS) has mapped four soil types on the property. Each mapping unit is described below and Figure 4 shows the NRCS soil mapping. All soil information was gathered from the NRCS soil survey (NRCS 1975).

**Mapping Unit SaD. Samsil clay** (3 to 12 percent slopes). This soil includes small areas of shale outcrop, a few areas of Shingle loam, and a few small areas of Renohill silty clay loam. In places this soil has scattered gravel and cobbles on the surface. Runoff is rapid and the erosion hazard is

high. Native vegetation is mainly little bluestem, western wheatgrass, sideoats grama, blue grama, green needlegrass, sedges, and forbs.

**Mapping Unit KuD. Kutch clay loam** (3 to 9 percent slopes). This soil includes small areas of Nunn clay loam, Samsil clay, Renohill silty clay loam, and Shingle loam. In some places scattered gravel and cobblestones are on the surface. Runoff is rapid and the erosion hazard is high. Native vegetation is western wheat, blue grama, sage, and cactus.

**Mapping Unit NuB. Nunn clay loam** (1 to 3 percent slopes). This soil includes small areas of Kim soils, Nunn sandy clay loam, Nunn clay loam, and Valmont clay loam. Runoff is medium, permeability is slow, and the erosion hazard is moderate. Native vegetation is blue grama, buffalograss, needlegrass and wheatgrass.

**Mapping Unit HaD. Hargreave fine sandy loam** (3 to 9 percent slopes). This soil includes small areas of shallow soils and sandstone outcrop, while many areas have scattered cobbles and gravel on the surface. Runoff is medium to rapid and the erosion hazard is moderate to high. Native vegetation is blue grama, buffalo grass, needleandthread, western wheatgrass, sage, and cactus.

**Mapping Unit Te. Terrace escarpments.** These areas consist of undifferentiated shallow soils that have many cobbles and stones on the surface. In many places there is merely a thin layer of cobbles over sandstone or shale. Only limited moisture is available for plants because these undifferentiated soils are shallow. Runoff is rapid and the erosion hazard is high.

## HYDROLOGY

### SURFACE HYDROLOGY

No mapped streams or drainages are located on the property. The property is not included within any designated floodplain area.

According to topographic information from the USGS 7.5 minute quadrangle map, surface water in the northern portion of the property flows to the northeast toward Dry Creek while surface water in the southern portion of the property flows to the southwest towards Left Hand Creek (USGS 1967, photorevised 1979). An unnamed, unincorporated lateral ditch traverses the northern half of the property.

### SUBSURFACE HYDROLOGY

Based on a review of the USGS Niwot quadrangle, shallow ground water would flow in a northwesterly direction towards the Dry Creek drainage, and in a southwesterly direction towards Left Hand Creek (USGS 1967; photorevised 1979). There are no permitted water wells on the property (CDWR 2008), and no seeps or springs were identified on the property.

### WETLANDS

No wetlands or potential wetlands were observed on the property.

## VEGETATION

### GENERAL VEGETATION DESCRIPTION

Most of the property is former agricultural land and consists of both irrigated pasture and dryland meadow areas. Several small clusters of cottonwoods and occasional willow are found along the

unnamed lateral ditch. The upper portions of the property, on the western flanks of Haystack Mountain, are dominated by an upland grass/shrub mix. Many of the grassland areas are degraded from years of livestock and prairie dog grazing. Vegetation communities are described below and shown in Figure 5. A list of plant species identified during the field visit appears in Appendix B.

#### **IRRIGATED PASTURE (IP)**

The northernmost portion of the property (below the ditch) consists of a pasture area dominated by smooth brome (*Bromopsis inermis*) and crested wheatgrass (*Agropyron desertorum*). While there is little evidence of active management of this area, it does appear to receive some irrigation water during the growing season.

#### **COTTONWOOD STANDS (CW)**

Several clusters of both small and mature cottonwoods (*Populus deltoides*), as well as peach-leaved willows (*Salix amygdaloides*), are found along the banks of the ditch. Many small trees along the length of the ditch have been recently removed with heavy equipment to clear the ditch of vegetation.

#### **DEGRADED GRASSLAND (DG)**

Most of the lower portions of the property, south of the ditch, consist of a degraded grassland, which is currently dominated by sweet clover (*Melilotus officinalis*), smooth brome, crested wheatgrass, and occasional alyssum (*Alyssum parviflorum*) and snakeweed (*Gutierrezia sarothrae*). This infestation of sweet clover (an invasive exotic species) is likely due to past grazing practices along with prairie dog colonization, and provides little vegetative diversity or wildlife habitat (Gershman 2005).

In 1970, this area was described as a native grassland community, dominated by big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scoparium*), side-oats grama (*Bouteloua curtipendula*), switchgrass (*Panicum virgatum*), sand dropseed (*Sporobolus cryptandrus*), and Indian ricegrass (*Achnatherum hymenoides*) (Ulman and Young 1970). Very little remains of this former community.

#### **HILLSIDE GRASSLAND (HG)**

The upper portions of the property along the eastern boundary (which comprise the lower slopes of Haystack Mountain) are covered by a diverse grassland and shrubland community. While most of the grassland areas are dominated by nonnative species such as smooth brome and crested wheatgrass, some patches of native grasses remain, including blue grama (*Chondrosum gracile*) and little bluestem (*Schizachyrium scoparium*). Yucca (*Yucca glauca*) is prevalent throughout this community, as are prickly pear (*Opuntia macrorhiza*) and fringed sage (*Artemisia frigida*). Numerous patches of skunkbush (*Rhus aromatica* ssp. *trilobata*) and saltbush (*Atriplex canescens*) are found in this community, particularly in the area immediately below Haystack Mountain.

Since 1970, this community appears to have degraded due to livestock and prairie dog grazing, resulting in a higher concentration of nonnative species. The 1970 Natural Area Study described this area as dominated by blue grama, western wheatgrass (*Pascopyrum smithii*), and little bluestem, with clusters of needle-and-thread grass (*Hesperostipa comata*), skunkbush, and yucca throughout (Ulman and Young 1970).

**RARE PLANTS AND PLANT COMMUNITIES**

No rare plants or plant communities have been identified by CNHP on the property (CNHP 2006) and none were observed during the site visits. However, the lower shale-dominated slopes of Haystack Mountain are known to provide habitat for Bell’s twinpod (*Physaria bellii*), a species that is believed to be imperiled globally or in the state of Colorado (G2/S2) (Riedel 2008).

**STATE NOXIOUS WEEDS**

Based on the site visits, two List B noxious weed species occur on the property. Canada thistle (*Cirsium arvense*) occurs in the northwestern corner of the property and along portions of the unnamed lateral ditch. Musk thistle (*Carduus nutans*) occurs in the northwestern corner of the property and in a large patch in the center of the property.

**Table 1. Noxious weeds present on the property.**

Common Name	Scientific Name	OSMP Priority	Boulder County Weed List	State of Colorado Noxious Weed List
Canada thistle	<i>Cirsium arvense</i>	Moderate/High	x	B
Musk thistle	<i>Carduus nutans</i>	Low/Moderate	x	B

The Colorado Noxious Weed Act §§ 35-5.5-101 through 119, C.R.S. (2003) states that List B noxious weed species are species for which the Commissioner of Agriculture, in consultation with the state noxious weed advisory committee, local governments, and other interested parties, develops and implements state noxious weed management plans designed to stop the continued spread of these species. At this time, there is no state noxious weed management plan for either Canada thistle or musk thistle. Until a plan for a particular species is developed and implemented by rule, all persons are recommended to manage that species.

**WILDLIFE**

**GENERAL DESCRIPTION**

The property provides habitat for a variety of wildlife species associated with shortgrass prairie and agricultural lands in Boulder County. The irrigation ditch and grasslands on the property contain potential habitat for a variety of wildlife species. Large cottonwoods along the ditch provide potential nesting sites for raptors, as well as denning sites for mid-sized mammals such as raccoon (*Procyon lotor*). Typical bird species likely include song sparrow (*Melospiza melodia*), vesper sparrow (*Pooecetes gramineus*), western meadowlark (*Sturnella neglecta*), and various species of raptors (described below). The timing of the site visits in January influenced the number of bird species observed. Additional surveys during migration or the breeding season would increase the number of observed species.

Small rodents that probably occur along the ditch include deer mouse (*Peromyscus maniculatus*), house mouse (*Mus musculus*), and western harvest mouse (*Reithrodontomys megalotis*). Other mammals that occur or are likely to occur on the property include coyote (*Canis latrans*), red fox (*Vulpes vulpes*), and raccoon. All of these species probably frequent the areas along the ditch, although coyote may be more common in open areas.

**Prairie dogs.** Most of the southern half of the property and several pockets in the northern half have supported black-tailed prairie dog (*Cynomys ludovicianus*) colonies in recent years. No

prairie dogs were observed during the site visit (while they were observed on nearby properties). Prairie dog populations in this area have recently been eradicated or severely reduced by plague.

**Raptors.** The property provides foraging habitat and perch trees for various raptor species associated with the nearby Left Hand Creek riparian corridor. During the site visit, a bald eagle (*Haliaeetus leucocephalus*), a golden eagle (*Aquila chrysaetos*), a red-tailed hawk (*Buteo jamaicensis*), and an American kestrel (*Falco sparverius*) were observed. A northern harrier (*Circus cyaneus*) was observed on Haystack Mountain by OSMP staff during a previous site visit (Gershman 2005).

#### **THREATENED, ENDANGERED, OR CANDIDATE WILDLIFE SPECIES**

According to the Colorado Division of Wildlife Natural Diversity Information Source (NDIS) and CNHP databases for the area, there are no threatened or endangered species on the property (NDIS 2008).

#### **COLORADO DIVISION OF WILDLIFE DESIGNATIONS**

According to the NDIS database, the property is considered to be within a human conflict area for black bear (*Ursus americanus*). However, the property does not contain suitable habitat for black bear.

#### **BOULDER COUNTY COMPREHENSIVE PLAN DESIGNATIONS**

The property does not contain any county-designated Critical Wildlife Habitats or other designations related to wildlife.

## **CULTURAL RESOURCES**

#### **OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION FILE SEARCH**

The Colorado Historical Society Office of Archaeology and Historic Preservation conducted a search of the Colorado Inventory of Cultural Resources database for the property (OAHF 2008). This database contains information on documented federal or state studies or findings regarding any cultural resources. According to the search, six sites and one survey occur near the property, but none occur on the property (OAHF 2008). (These sites are generally associated with the Left Hand Creek corridor.) Other potential unidentified cultural resources may exist within the property boundaries.

#### **OTHER RESOURCES AND DESIGNATIONS**

No structures exist on the property. A piece of old farming equipment lies near the northeastern corner of the property. This remnant is not likely to have historical significance itself, but instead provides an indication of former farming practices on the property.

The property is within an Archaeologically Sensitive Area that has been designated in the Boulder County Comprehensive Plan (Boulder County 2008b).

## **AGRICULTURE**

### **AGRICULTURAL USE**

Besides possible livestock grazing (primarily horse) from adjacent properties, there is currently no agricultural use of the property, and it is not actively irrigated. It would be possible for OSMP to irrigate the Dodd property if it were to secure sufficient Left Hand Ditch shares and Table Mountain Ditch shares, and if OSMP were to work with the unincorporated lateral ditch owners (OSMP may be a tenant in common in the lateral) to deliver water to the property (Crifasi 2008).

### **INFRASTRUCTURE**

The property is bounded on three sides by barbed-wire and/or wood fences. (The southern boundary is not fenced). Several portions of the barbed-wire fence along the eastern boundary are either down or missing. A line of steel posts for temporary electric fencing crosses the center of the property in an east-west direction. An unnamed, unincorporated lateral ditch, with its associated headgates and culverts, winds through the northern half of the property.

### **BOULDER COUNTY COMPREHENSIVE PLAN DESIGNATIONS**

The Boulder County Comprehensive Plan has identified portions of the property to be Significant Agricultural Land – Lands of Statewide Importance (Boulder County 2008c).

## **RECREATION**

Public access is not permitted on the property. Prior to public ownership, the property was privately owned and was not open to public access.

Some evidence of light recreational use, primarily undesignated trails winding along the eastern property boundary, was observed between Oxford Road, Haystack Mountain, and the private parcel to the east. Use of these undesignated trails appears to be dominated by pedestrian traffic from nearby residences, though some evidence of equestrian use was also observed.

## **PROPERTY INFRASTRUCTURE**

### **STRUCTURES**

No structures exist on the property.

### **INFRASTRUCTURE AND UTILITIES**

The unnamed lateral ditch shows recent evidence of vegetation clearing with heavy equipment. Two concrete headgates along the ditch are located on the property. A smaller lateral ditch conveys water to the meadow area in the north-central portion of the property.

Fencing surrounding the property varies in terms of type and condition. Barbed-wire fencing on the northern side and the northern half of the western side of the property is in generally good condition and needs minor repair in a few locations. A small section of fence along Oxford Road in the northeastern corner appears to be new (with the possible intent of blocking access to the property). Barbed-wire fencing along the eastern side is missing and/or has been removed in several locations. The southern half of the western side of the property is lined by a wooden

fence that is owned and maintained by the adjacent property owner. The southern side of the property is not fenced.

No utilities were observed on the property.

#### **ROADWAYS AND TRAILS**

A two-track access road enters the property from the north (along Oxford Road) and extends south through most of the eastern half of the property. This road is blocked by a newly-constructed section of fence. This road does not appear to be frequently used, and has revegetated in many areas.

An undesignated trail (primarily a light footpath) winds up the eastern side of the property from Oxford Road to access Haystack Mountain off of the property to the east.

Several all-terrain vehicle (ATV) tracks were observed entering the property (through a gate) from the adjacent property to the west.

### **LEGAL CONSIDERATIONS**

#### **WATER RIGHTS**

Purchase of the property did not include any water rights.

#### **MINERAL RIGHTS**

Purchase of the property did not include any mineral rights.

#### **EASEMENTS AND RIGHTS-OF-WAY INFORMATION**

Boulder County owns a conservation easement on the property. A prescriptive easement for the unnamed, unincorporated lateral ditch on the property includes access for ditch maintenance. See OSMP property file.

#### **LOCAL PLANNING DESIGNATIONS**

The entire property is currently zoned Agriculture (Boulder County 2008d).

The Boulder County Open Space Plan identifies the property and adjacent areas around Haystack Mountain as Proposed Open Space (Boulder County 1996).

Boulder County Comprehensive Plan designations on the property include—

- Natural Landmark – Haystack Mountain
- Archaeologically Sensitive Area
- Significant Agricultural Land – Lands of Statewide Importance

The property is also considered to have moderate geologic constraints due to expansive soils or the potential for landslides, mudslides, mudfalls, or debris fans.

## PROPERTY MANAGEMENT PLAN

### MANAGEMENT AREA DESIGNATION

Recommended management area designation: Natural Area.

The location and features of the property are generally consistent with the characteristics, goals, and strategies outlined for Natural Areas in the OSMP Visitor Master Plan, including variable condition of natural ecosystems, varying levels of visitor use opportunities, and compatibility with adjacent land uses (OSMP 2005). This management area designation is consistent with the historic and current uses of the property and its primary open space values, and with the management designation of other nearby OSMP properties.

### PUBLIC ACCESS

Recommended status: Closed

The property will remain closed because it is isolated and not connected to a larger open space area, there is no visitor infrastructure, and property infrastructure is not complete. Public access and facilities on this property will be evaluated further in a future Trail Study Area or other planning processes.

### MANAGEMENT ISSUES

The following management issues were identified on the property based on observations during the site visit, existing documentation, and input from OSMP staff.

***Grassland management/restoration.*** While most of the property is dominated by nonnative grass species, the large area of degraded grassland in the southern half of the property is in particularly poor condition, and is vulnerable to additional weed infestations, as well as wind erosion and soil loss. This condition appears to be the result of over grazing by both livestock and prairie dogs, resulting in little vegetative diversity and marginal habitat for native wildlife species (besides prairie dogs).

***Fencing.*** Several portions of the barbed-wire fence along the eastern boundary are down or have been removed. Some of the holes appear to have been deliberately created for ditch clearing and recreational access.

***Access from neighboring properties.*** Several types of access from neighboring properties were evident during the site visit:

- Heavy equipment access along the ditch from the adjacent property to the east. While this access is along a prescriptive easement for the ditch and is associated with legitimate ditch maintenance, the existing access point (through the fence) results in unnecessary resource damage.
- ATV access (through a gate) from the adjacent property to the west. The ATV tracks in this area are currently light and do not appear to have resulted in resource damage. However, it is an indication of encroachment from the neighboring landowner and the

potential for significant resource damage if ATV use were to become more common or aggressive.

- Recreational access from Oxford Road and adjacent properties. Most of this hiking and equestrian access (between Oxford Road and Haystack Mountain) appears to be from nearby landowners, and has not resulted in noticeable resource damage. However, this unauthorized and unmanaged use is in violation of the OSMP policies (and the posted sign) and could result in resource damage if it were to become more extensive.

***Administrative/emergency access.*** OSMP does have legal access to the property. However, there is currently no gated access to the property from a public right-of-way for management or emergency purposes. A relatively new section of fence along the easternmost portion of the north boundary blocks any access from Oxford Road onto the existing two-track road on the property. While this lack of access may discourage unauthorized public use, it could also impair the ability of OSMP staff, law enforcement, or other authorities to respond to resource management issues or emergencies on the property.

## MANAGEMENT STRATEGIES

Management objectives and recommended management actions for various resources on the property are outlined below. In general, management objectives are a concise statement of what OSMP wants to achieve in protecting open space values, addressing management issues related to a particular resource type. Management actions are the specific tasks or tools that can be used to fulfill the objective and address the issue.

### FENCING AND SIGNING

***Objective 1:*** Identify property as OSMP land through clear and defined fencing and signing of the property boundary.

Action: Install OSMP signs along property boundary.

Action: Evaluate boundary fence to ensure that it meets OSMP standards for resource management and wildlife passage.

Action: Repair barbed-wire fence along eastern property boundary.

Action: Repair and/or improve fence along north property boundary.

### ACCESS

***Objective 1:*** Establish or define clear access for administrative and emergency purposes.

Action: Install a gate along the south side of Oxford Road at the point where the two-track road meets the north property boundary.

***Objective 2:*** Eliminate unauthorized access from adjacent properties.

Action: Contact adjacent landowners regarding unauthorized access.

Action: Coordinate ditch maintenance access with the appropriate entity to determine the most appropriate access point.

Action: Monitor fencing and access to ensure compliance; identify issues.

**Objective 3:** Manage passive public access from Oxford Road.

Action: Allow continued passive access without encouraging it.

Action: Install signs delineating OSMP boundary.

Action: Provide follow-up monitoring of use and potential resource damage.

Action: Re-evaluate public access in response to rare plant surveys, restoration projects, or future Trail Study Area planning efforts.

## VEGETATION

**Objective 1:** Prevent the spread of noxious weeds from current conditions documented in the resource assessment.

Action: Continue control efforts for noxious weeds identified on the property.

Action: Coordinate with Boulder County for weed management along Oxford Road.

Action: Work with ditch maintenance entity to manage ditch debris in a manner that reduces the potential for noxious weeds.

Action: Monitor irrigation ditch clearing for impacts to vegetation and noxious weed spread.

Action: Provide follow-up monitoring and weed control.

**Objective 2:** Consider restoring the degraded portions of the property consistent with long-term system-wide grassland management priorities and prairie dog management needs.

Action: Map noxious weed infestations on the property and identify areas of concern on adjacent properties.

Action: Consider using grazing or mowing as a prescriptive management tool on north side to limit thatch build up.

**Objective 3:** Identify and protect any occurrences of Bell's twinpod (*Physaria bellii*) or other rare plant species on the property.

Action: Using volunteers, conduct targeted surveys in 2008 to confirm the presence of Bell's twinpod (or other species) on the property.

Action: If Bell's twinpod is found on the property, consider additional measures (e.g., additional use restrictions/enforcement, habitat management/restoration) to protect the population.

## WILDLIFE

**Objective 1:** Protect and enhance important wildlife habitat on the property.

Action: Restore native plant communities through proper grassland management.

Action: Work with ditch maintenance entity to minimize wildlife disturbance resulting from ditch clearing, consistent with OSMP grassland management goals and practices.

**Objective 2:** Coordinate grassland management with sensitive breeding periods for wildlife.

Action: Minimize disturbance (burning, mowing, grazing, and chemical spraying) during the nesting season for grassland birds.

Action: Spray weeds on a spot-by-spot basis, and delay spraying until after the peak nesting season for grassland birds.

#### **AGRICULTURAL MANAGEMENT**

**Objective 1:** Consider irrigating the northern portion of the property for the purposes of vegetation, noxious weed, and prairie dog management.

Action: Research availability (i.e., source and quantity) of water for diversion to property and determine impacts to properties currently irrigated.

#### **CONSERVATION AND COORDINATION**

**Objective 1:** Seek opportunities to provide long-term conservation to the remainder of Haystack Mountain and its associated resources.

Action: If possible, acquire fee ownership or a conservation easement over portions of the adjacent property to the east.

**Objective 2:** Work with adjacent landowners to provide consistent, sustainable management to the greater Dodd/Haystack Mountain/Left Hand Creek area.

Action: Establish and maintain lines of communication with adjacent landowners.

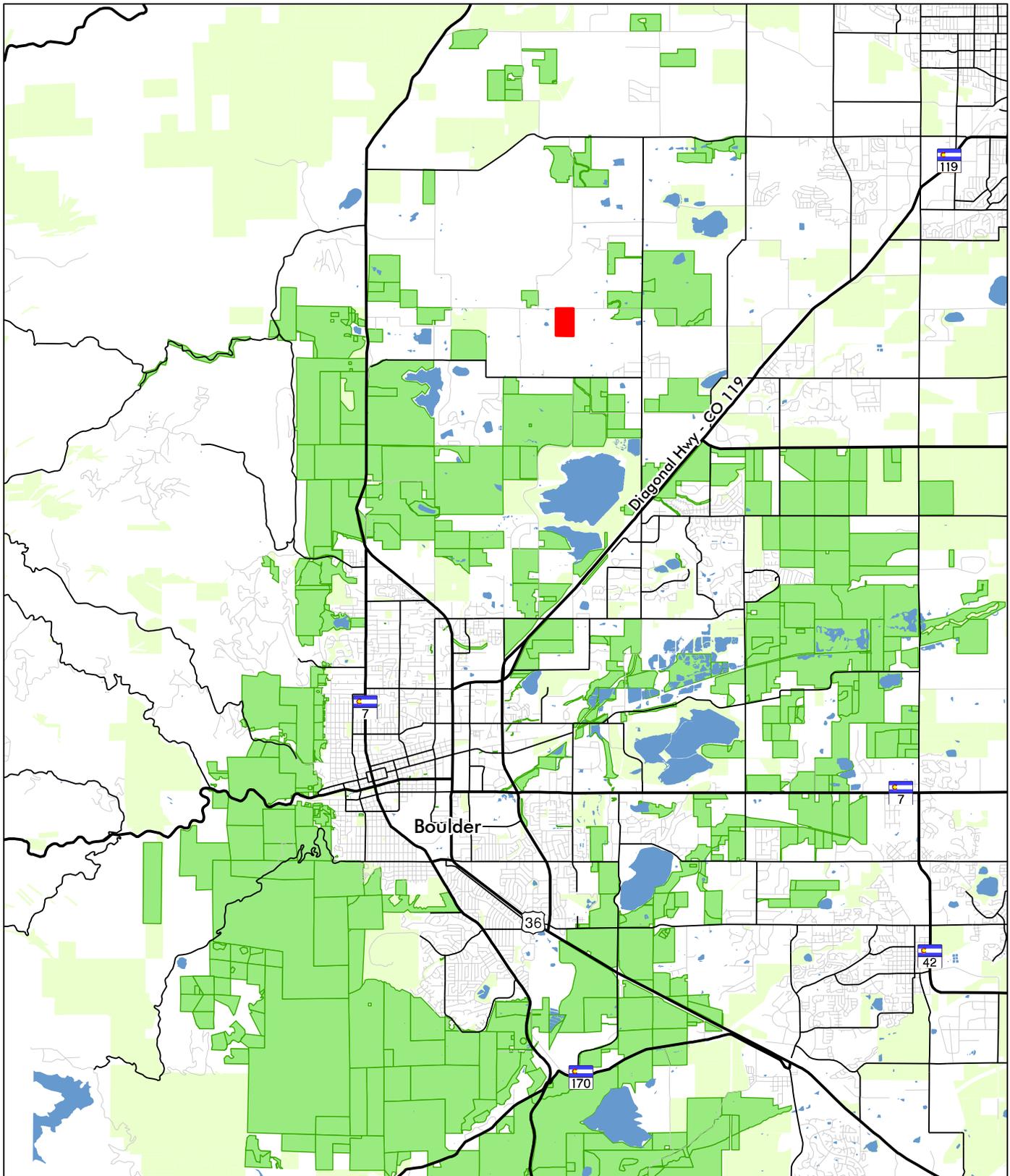
Action: Monitor resource conditions (e.g., weeds, prairie dogs) on adjacent properties and identify potential issues or opportunities.

Action: Allow OSMP to become a resource for landowners seeking knowledge or advice on various land management topics.



# FIGURES





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 Denver, CO 80218  
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 Fax: (303) 830-1199

**Dodd Property RRA and Management Plan**

- Dodd Property
- City of Boulder Open Space
- Other Open Space

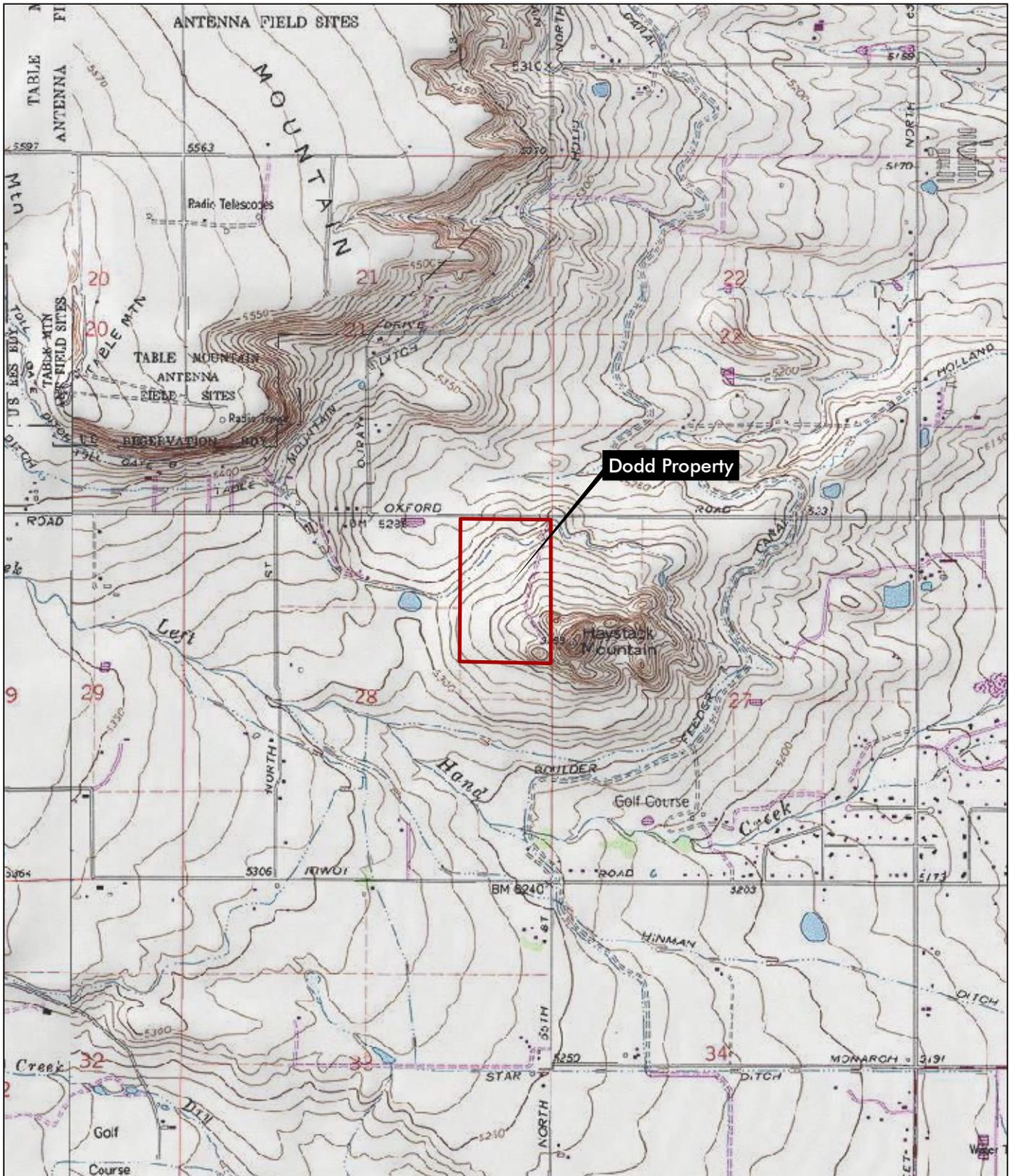


1 inch = 2 miles



**Figure 1  
 Vicinity Map**

Prepared for: City of Boulder Open Space  
 and Mountain Parks  
 File: 4089 Figure1.mxd  
 March 2008



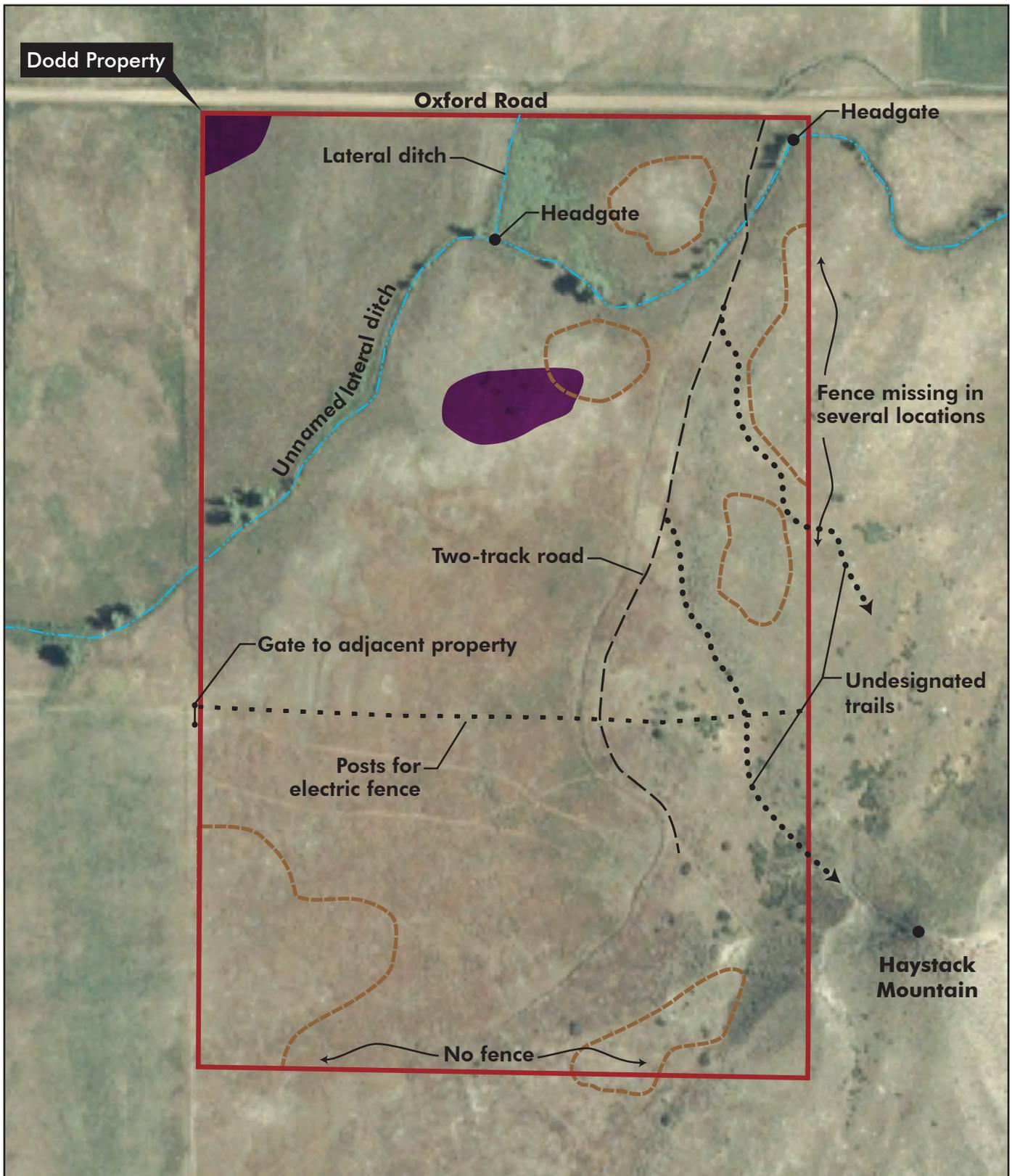
ERO Resources Corp.  
 1842 Clarkson Street  
 Denver, CO 80218  
 (303) 830-1188  
 Fax: (303) 830-1199

**Dodd Property RRA and Management Plan**  
 Section 28, T2N, R70W  
 UTM NAD83 Coordinate Zone 13N; 480569mE, 4440352mN  
 USGS Niwot CO, Quadrangle  
 Boulder County, Colorado



**Figure 2**  
**Location**

Prepared for: City of Boulder Open Space  
 and Mountain Parks  
 File: 4089 Figure 2.mxd  
 February 2008



Dodd Property

Oxford Road

Headgate

Lateral ditch

Headgate

Unnamed lateral ditch

Fence missing in several locations

Two-track road

Gate to adjacent property

Undesignated trails

Posts for electric fence

Haystack Mountain

No fence

**ERO**

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**Dodd Property RRA and Management Plan**

- City of Boulder Open Space
- Other Open Space
- Inactive prairie dog colony
- Weed patch

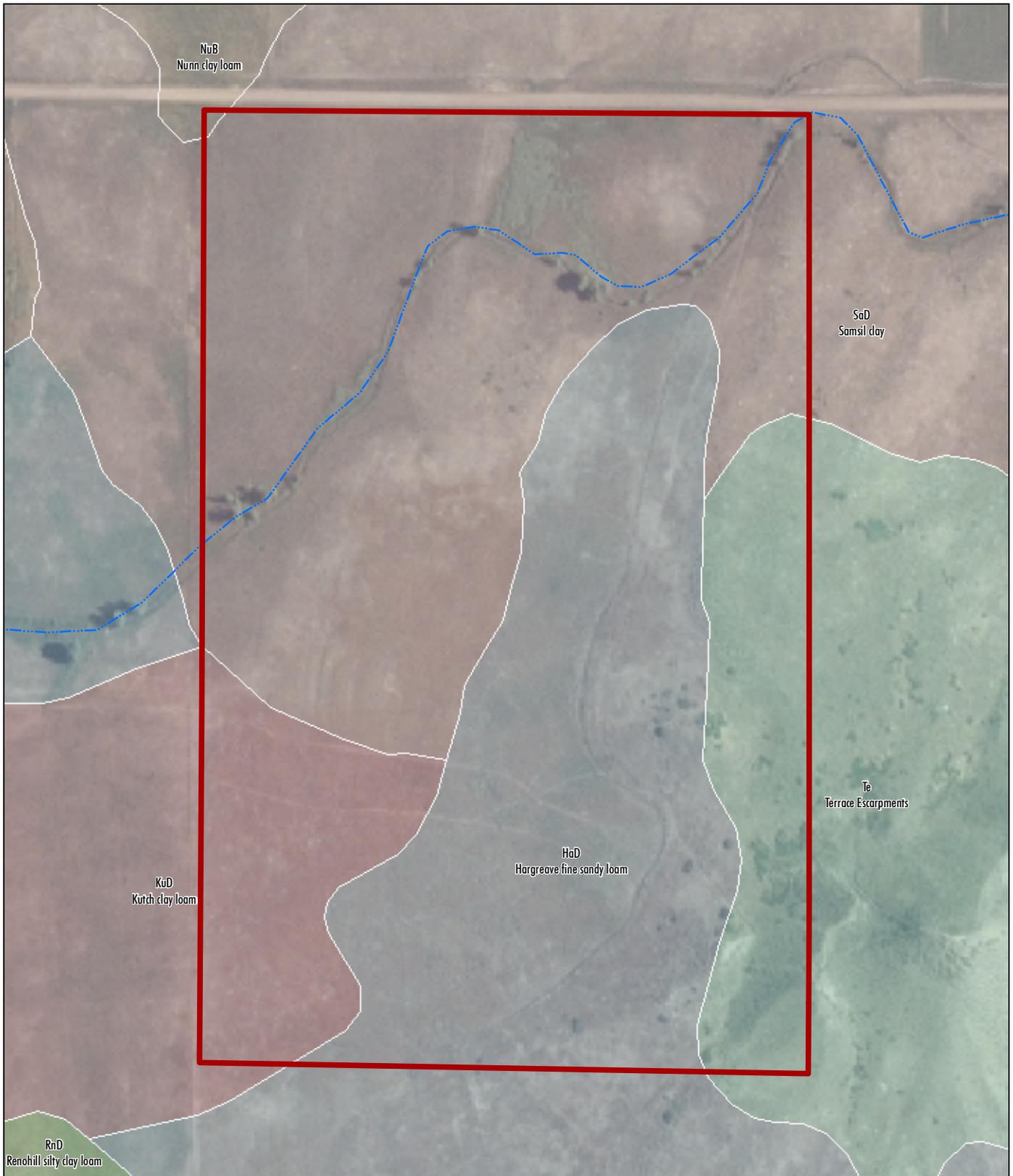


1 Inch = 300 Feet



**Figure 3  
Property Features**

Prepared for: City of Boulder Open Space  
and Mountain Parks  
File: 4089 figure 3 Dodd.pdf  
July 2008



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**Dodd Property RRA and Management Plan**

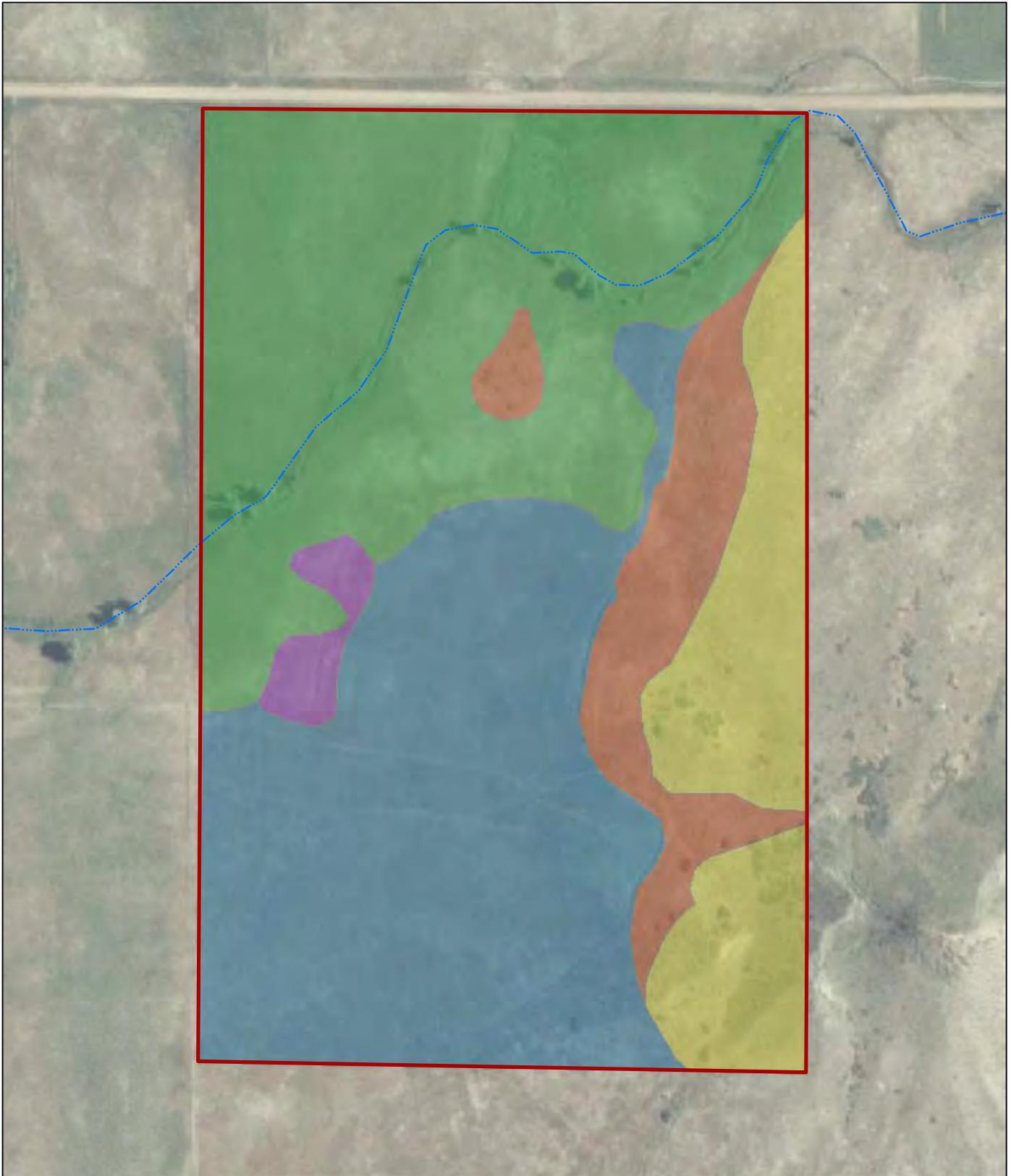


1 inch = 300 Feet



**Figure 4  
 Soils**

Prepared for: City of Boulder Open Space  
 and Mountain Parks  
 File: 4089 Figure 4.mxd  
 February 2008



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### Dodd Property RRA and Management Plan

- Annual-dominatated Upland Disturbance
- Bromus inermis Semi-Natural Herbaceous Alliance
- Gutierrezia sarothrae Dwarf-Shrubland Alliance
- Pascopyrum smithii Herbaceous Alliance
- Yucca glauca Shrub Herbaceous Alliance



1 inch = 300 Feet



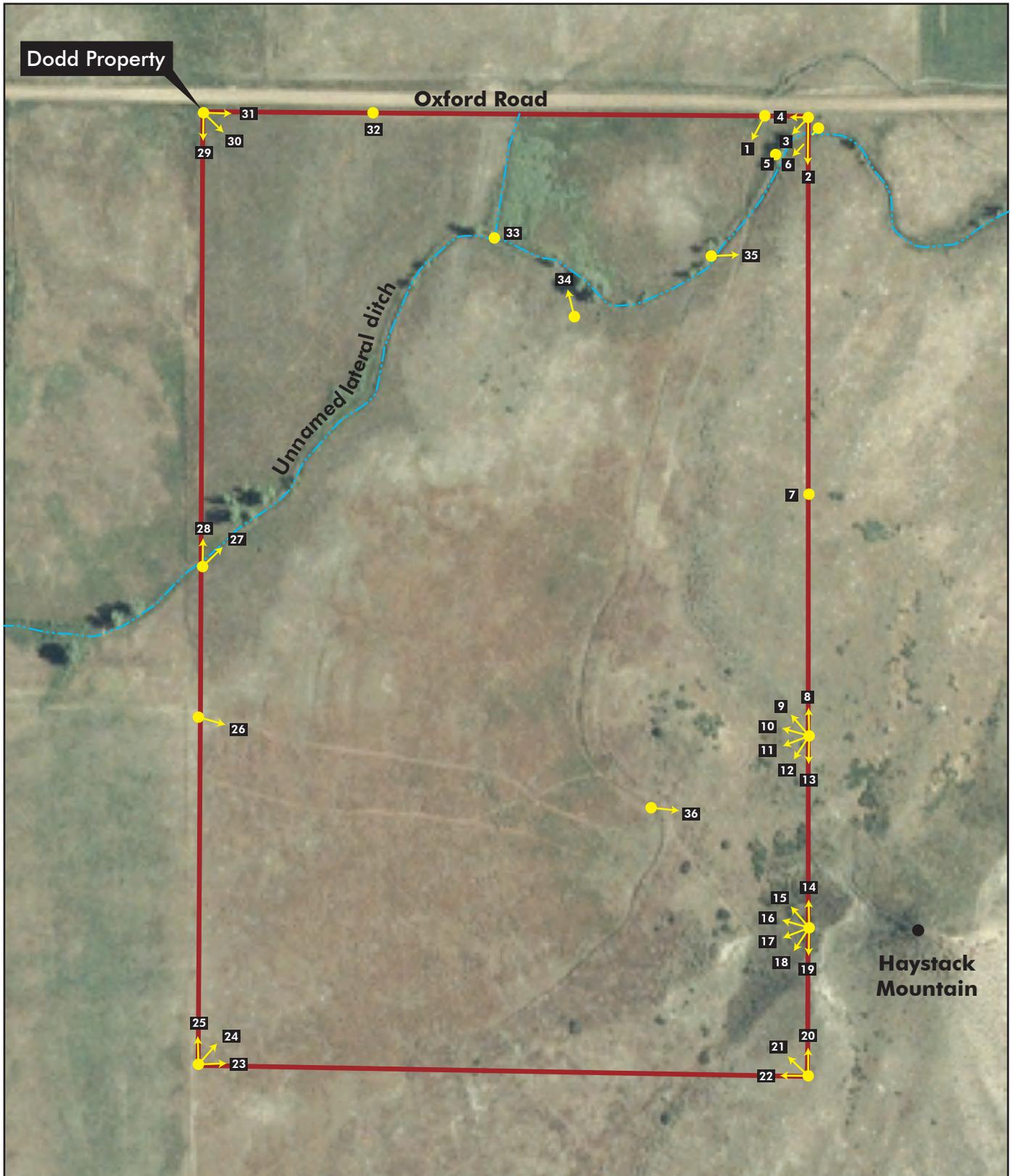
### Figure 5 Vegetation Communities

Prepared for: City of Boulder Open Space  
 and Mountain Parks  
 File: 4089 Figure 5.mxd  
 February 2008



**APPENDIX A**  
**PHOTO POINT MAP AND DOCUMENTATION**





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### Dodd Property RRA and Management Plan

●➔ 1 Photo Point



1 Inch = 300 Feet



### Appendix A Photo Points

Prepared for: City of Boulder Open Space  
 and Mountain Parks  
 File: 4089 Dodd photo points.pdf  
 January 2008



**APPENDIX B**  
**PLANT SPECIES**



## APPENDIX B PLANT SPECIES

### Plant Species Observed during the January 25, 2008 Site Visit

Species Name	Common Name	Synonym	Irrigated Pasture	Cottonwood Stands	Degraded Grassland	Hillside Grassland
<b>Introduced Annual/Biennial Forbs</b>						
<i>Alyssum parviflorum</i>	smallflowered alyssum	<i>Alyssum simplex</i>			■	
<i>Carduus nutans</i> ssp. <i>macrolepis</i>	musk thistle		■		■	
<i>Lactuca serriola</i>	prickly lettuce				■	■
<i>Melilotus officinalis</i>	yellow sweetclover				■	
<b>Introduced Perennial Forbs</b>						
<i>Breecia arvensis</i>	Canada thistle	<i>Cirsium arvense</i>	■	■		
<b>Native Perennial Cool Season Grasses</b>						
<i>Pascopyrum smithii</i>	western wheatgrass	<i>Agropyron smithii</i>				■
<b>Introduced Perennial Cool Season Grasses</b>						
<i>Bromopsis inermis</i>	smooth brome	<i>Bromus inermis</i>	■		■	■
<i>Agropyron desertorum</i>	crested wheatgrass	<i>A. cristatum</i>	■		■	■
<b>Native Perennial Warm Season Grasses</b>						
<i>Chondrosom gracile</i>	blue grama grass	<i>Bouteloua gracilis</i>				■
<i>Schizachyrium scoparium</i>	little bluestem	<i>Andropogon scoparium</i>				■
<b>Native Subshrubs</b>						
<i>Gutierrezia sarothrae</i>	broom snakeweed	<i>Gutierrezia sarothrae</i>			■	
<i>Artemisia frigida</i>	fringed sage	<i>Artemisia frigida</i>				■
<b>Native Shrubs</b>						
<i>Atriplex canescens</i>	fourwing saltbush	<i>Atriplex canescens</i>				■
<i>Rhus aromatica</i> ssp. <i>trilobata</i>	skunkbush sumac	<i>Rhus trilobata</i>				■
<b>Native Trees</b>						
<i>Populus deltoides</i> ssp. <i>monilifera</i>	plains cottonwood	<i>Populus deltoides</i> ssp. <i>monilifera</i>		■		
<i>Salix amygdaloides</i>	peach-leaved willow	<i>Salix amygdaloides</i>		■		
<b>Native Succulents</b>						
<i>Opuntia macrorhiza</i>	twistspine pricklypear					■
<b>Native Agavoids</b>						
<i>Yucca glauca</i>	soapweed yucca					■



**APPENDIX C**  
**REFERENCES**



## **APPENDIX C**

### **REFERENCES**

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**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 1** - View southwest of two-track from northeast corner of property.



**Photo 2** - View south along east side of property.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 3** - View southwest across property from northeast corner.



**Photo 4** - View west along north side of property.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 5** - Ditch headgate in northeast corner of property.



**Photo 6** - View southwest through typical break in fence on east side of property.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 7** - Cut fence on east side of property.



**Photo 8** - View north along east side of property from ridge.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 9** - View north northwest across property from ridge.



**Photo 10** - View west northwest across property from ridge.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 11** - View west southwest across property from ridge.



**Photo 12** - View south southwest across property from ridge.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 13** - View south along east side of property from ridge.



**Photo 14** - View north along east side of property from below Haystack Mountain.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 15** - View north northwest across property from below Haystack Mountain.



**Photo 16** - View west northwest across property from below Haystack Mountain.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 17** - View west southwest across property from below Haystack Mountain.



**Photo 18** - View south southwest across property from below Haystack Mountain.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 19** - View south along east side of property from below Haystack Mountain.



**Photo 20** - View north along east side of property from southeast corner.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 21** - View northwest across property from southeast corner.



**Photo 22** - View west along south side of property from southeast corner.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 23** - View east along south side of property from southwest corner.



**Photo 24** - View northeast across property from southwest corner.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 25** - View north along west side of property from southeast corner.



**Photo 26** - View east from west side of ATV tracks across property.

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RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 27** - View northeast along ditch.



**Photo 28** - View north along west side of property from ditch.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 29** - View south along west side of property from northwest corner.



**Photo 30** - View southeast across property from northwest corner.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 31** - View east along north side of property from northwest corner.



**Photo 32** - Ditch headgate on north side of property.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 33** - View north of smaller lateral ditch from main ditch headgate.



**Photo 34** - View north towards cottonwood along Tditch.

**DODD OPEN SPACE  
RAPID RESOURCE ASSESSMENT  
PHOTO POINT DOCUMENTATION – JANUARY 25, 2008**



**Photo 35** - Old farming equipment in northeast corner of property.



**Photo 36** - View east toward Haystack Mountain from two-track road.