

SABLE FARMLAND
CONSERVATION EASEMENT
BASELINE REPORT



Adams County, Colorado

SABLE FARMLAND CONSERVATION EASEMENT

BASELINE REPORT

July 25, 2017



Adams County, Colorado

Prepared for:

***City of Brighton
22 S. 4th Ave.
Brighton, CO 80601***

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Cover Photo: Photo Point 14B; Inside Cover Photo: Photo Point 8C

OWNER ACKNOWLEDGEMENT STATEMENT

Sable Farmland Conservation Easement

Grantor: City of Brighton
22 South 4th Avenue
Brighton, CO 80601

Grantee: Board of County Commissioners of Adams County, Colorado
4430 South Adams County Parkway
Brighton, CO 80601

Property Location and Description:

The Sable Farmland Conservation Easement Property is approximately 63.688 acres in size and is located within the southwest 1/4 of Section 18, Township 1 South, Range 66 West, all of the Sixth Principal Meridian, County of Adams. The Property is located in the northeast quadrant of the greater Denver metropolitan area just south of the core of the City of Brighton,

The Conservation Values include natural, scenic, open space, and agricultural values. In particular, the Property is located in a key area of farmland along Sable Boulevard and East 144th Avenue. These rich farming soils on the Property are very important to the City of Brighton and to Adams County and are threatened by rapid conversion to urban land uses. In addition, the Property comprises a visual corridor of undeveloped farmland at the south entrance to the urban setting of the City of Brighton. Residents within the region, and within Adams County and Brighton, will benefit from the protection of this Property as agricultural open space.

In compliance with Section 1.170-14(g)(5)(i)(D) of the Federal Tax Regulations this baseline inventory report is an accurate representation of the property at the time of the grant of conservation easement.

Grantor _____
City of Brighton Date

Grantee _____
Adams County Date

SABLE FARMLAND CONSERVATION EASEMENT BASELINE REPORT

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SABLE FARMLAND CONSERVATION EASEMENT

BASELINE REPORT

1.0 PURPOSE OF THE BASELINE REPORT

1.1 Introduction

This document is an environmental and historical use baseline report that establishes the existing condition of the Sable Farmland Conservation Easement Property (the "Property"). The City of Brighton (Grantor) intends to grant a conservation easement, collectively referred to herein as the "Conservation Easement", to the Board of County Commissioners of Adams County (Grantee). The Property is approximately 63.688 acres in size.

Unless specifically described otherwise, the Sable Farmland Conservation Easement Property is the subject property of this report. Other parcels are referenced herein as 1) adjacent properties, 2) with respect to the management and land conservation context of the Property, and/or 3) as providing access to the subject Property.

All references herein to the "Deed of Conservation Easement" refer to the draft Deed of Conservation Easement dated July 26, 2017, a copy of which is located in Appendix 1 attached to this report. All references herein to the Deed of Conservation Easement are for reference purposes only, and in the case of all legal interpretations, the language of the final signed and recorded Deed of Conservation Easement is primary, and governs any interpretations, deliberate or accidental, made in this baseline report.

1.2 Conservation Values

The purpose of the Conservation Easement is to preserve and protect the specific Conservation Values of the Property. Accordingly, this report is essential in order to:

1. Establish the characteristics, current use, historical management and status of improvements on the Property.
2. Provide evidence of Conservation Values.
3. Comply with Internal Revenue Service regulations for charitable gifts.
4. Comply with the standards and practices issued by the Land Trust Alliance (Land Trust Alliance 2004, Bates and Van Ryn 2006, Bouplon and Lind 2008) and the due diligence guidelines of Colorado Coalition of Land Trusts (CCLT 2016).
5. Establish a baseline condition in order to assure that any future changes in the use of the Property will be consistent with the terms of the Conservation Easement.
6. Contribute to the organizational effectiveness and efficiency of the Grantee during its future monitoring visits.

The public interest Conservation Values to be protected by the Conservation Easement, are:

1. The Property possesses natural, scenic, open space, agricultural and/or recreational values (collectively, “**Conservation Values**”) of great importance to Grantor and the people of Adams County. In particular, the Property is located in a key area of farmland along Sable Boulevard and East 144th Avenue. These rich farming soils on the Property are very important to the City of Brighton and to Adams County and are threatened by rapid conversion to commercial, residential, and industrial development. In addition, the Property comprises a visual corridor of undeveloped farmland at the south entrance to the urban setting of the City of Brighton. Residents within the region, and within Adams County and Brighton will benefit from the protection of this property as agricultural open space. Preserving the Property’s agricultural heritage allows potential for agritourism and education in the greater Brighton area.
2. The Property provides agricultural production and protects open space, agricultural lands, and floodplain areas as recommended by the District Plan, which was adopted by Adams County and the City of Brighton in 2016.
3. Grantor intends that the Conservation Values of the Property be preserved and protected, and that any uses be prohibited that would substantially diminish or impair the Conservation Values or that otherwise would be inconsistent with the purposes of this Easement.
4. The conservation purposes of this Easement are recognized by, and the grant of this Easement will serve, the clearly delineated governmental conservation policies listed below which are in effect as of the date of this Easement:
 - a. The Colorado Department of Agriculture statutes, Colorado Revised Statutes Sec. 35-1-101, *et seq.*, which provide in part that “it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products.”
 - b. Colorado Revised Statutes Sec. 38-30.5-101, *et seq.*, providing for the establishment of conservation easements to maintain land “in a natural, scenic or open condition, or for wildlife habitat, or for agricultural ... or other use or condition consistent with the protection of open land, environmental quality or life-sustaining ecological diversity.”
 - c. The Colorado Wildlife and Parks and Outdoor Recreation statutes, Colorado Revised Statutes Sec. 33-1-101, *et seq.*, which provide that “it is the policy of the state of Colorado that the wildlife and their environment are to be protected, preserved, enhanced, and managed for the use, benefit and enjoyment of the people of this state and its visitors,” and that it is the policy of the state of Colorado that the natural, scenic, scientific, and outdoor recreation areas, of this state are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of this state and visitors of this state.”
 - d. The Colorado Department of Transportation statutes, Colorado Revised Statutes §43-1-401, *et seq.*, provide that the preservation and enhancement of the natural and scenic beauty of this state is a matter of substantial state interest.

e. The Western Governors' Association Policy Resolution 08-21 supports "voluntary incentive-based methods for preserving open space, maintaining land and water for agricultural and timber production, wildlife, and other values."

f. Funding for this project has been provided in part by the Great Outdoors Colorado Trust Fund program. The voters of the State of Colorado by adoption of Article XXVII to the Constitution of the State of Colorado, the legislature of the State of Colorado by adoption of enabling legislation, and the Board, by adopting and administering competitive grants application and rigorous due diligence review processes, have established that it is the policy of the State of Colorado and its people to preserve, protect, enhance and manage the state's wildlife, park, river, trail and open space heritage, to protect critical wildlife habitats through the acquisition of lands, leases or easements, and to acquire and manage unique open space and natural areas of statewide significance.

g. The District Plan was jointly developed by Adams County, Colorado and the City of Brighton, Colorado as a community-based regional vision for guiding the development of local food production, agri-tourism, conservation and future land use (the "District Plan"). It is recognized in the District Plan that "lands irrigated by the Burlington and Fulton Ditches are some of the oldest, most productive farms in Colorado. Prime, irrigated agricultural land is a finite and irreplaceable resource". Based upon the research conducted in forming the District Plan, it was concluded that "preserving farmland and developing a local food system are complementary activities, protecting farmland in the District creates an opportunity for millions of dollars in locally sourced food and wages, losing direct contact with this heritage would, in turn, threaten Brighton's ability to position itself as a destination for agritourism and supporting agriculture provides multiple economic and cultural benefits, and keeps future opportunities open that have not yet been capitalized on such as agritourism".

2.0 BASELINE REPORT METHODOLOGY AND FORMAT

Report methodology follows the suggested format in Beyers and Ponte (2005) and Bouplon and Lind (2008). This report was compiled and formatted to satisfy the requirements of the Internal Revenue Service (IRS) with respect to charitable contributions as described in Small (1986, 2001). This report is also designed to conform to the Land Trust Alliance's Standards and Practices (Land Trust Alliance 2004, Bates and Van Ryn 2006, Bouplon and Lind 2008). Methodology follows the due diligence guidelines of Colorado Coalition of Land Trusts (CCLT 2016) for baseline reports. This report is not intended to be an exhaustive and comprehensive inventory. The report is specifically designed to describe those resources that support the public interest Conservation Values of the Conservation Easement, and to describe the existing conditions of the Property with respect to the terms of the Deed of Conservation Easement, including the Reserved Rights and Prohibited and Restricted Uses.

Conservation Values are documented by means of appropriate maps, project plans, aerial and ground photography, natural resource file searches and literature reviews, and site specific narrative descriptions of the relevant natural and cultural resources. Summaries are found in the text of this report, under the appropriate resource section. Detailed supplemental information for specific resources is placed in the appendices as follows:

- Appendix 1: reserved for a copy of the signed and recorded Deed of Conservation Easement. A draft Deed of Conservation Easement is temporarily located in this appendix.
- Appendix 2: Appendix 2A contains a title report for the Property. Appendix 2B contains a survey of the Property.
- Appendix 3: has a color aerial photograph provided by Google Earth.
- Appendix 4: contains a summary of climate data.
- Appendix 5: contains ground photography documentation. Site photographs have been labeled and placed in this appendix, along with a Ground Photography Log describing all Photo Points, and a Photo Point Map recording the location of all Photo Points.
- Appendix 6: Appendix 6A includes a contact list, containing names, addresses, and phone numbers for the Grantor, Grantee, the report preparer, and specialists in the natural resources discussed in this report. Appendix 6B includes information about adjacent property owners.
- Appendix 7: contains soils information from the Natural Resources Conservation Service.
- Appendix 8: Appendix 8A contains a plant list for the Property. Appendix 8B includes state and county weed lists.
- Appendix 9: Appendix 9A contains a potential wildlife list for the Property. Appendix 9B contains Federal, State and Colorado Natural Heritage Program status definitions. Appendix 9C contains information about wildlife species of concern. Appendix 9D contains information from state and regional conservation plans.
- Appendix 10: has a list of the Global Positioning Unit Coordinates, or landmarks, collected during the fieldwork conducted for this report.

Additional Property information was collected by means of an interview conducted with Anne Anderson, who previously owned the Property, on September 6, 2016. Fieldwork took place on the same day. All property condition statements are based upon the fieldwork and interview. Original notes from the field visit and the interview are retained by the report preparer.

Where Photo Points are noted in this report, refer to Appendix 5, Ground Photography. Where GPS Landmarks are noted in this report, refer to Appendix 10, GPS Data.

The maps and figures in this report are not legal surveys and should not be construed as such.

3.0 LOCATION AND GENERAL DESCRIPTION OF THE PROPERTY

3.1 Location/Acreage

The Property is located in the northeast quadrant of the greater Denver metropolitan area just south of the core of the City of Brighton, the seat of Adams County. The Property is northwest of the intersection of E. 144th Avenue and Sable Boulevard. Figure 1 displays the regional setting of the Property and Figure 2 displays the local setting. Figure 3 is a site plan map of the Property. Appendix 2B contains a survey of the Property by CivilArts.

The Property is located within a portion of the southwest 1/4 of Section 18, Township 1 South, Range 66 West of the Sixth Principal Meridian. A complete legal description of the Property is attached to the Deed of Conservation Easement in Appendix 1. The Property is approximately 63.688 acres in size.

FIGURE 1. REGIONAL SETTING

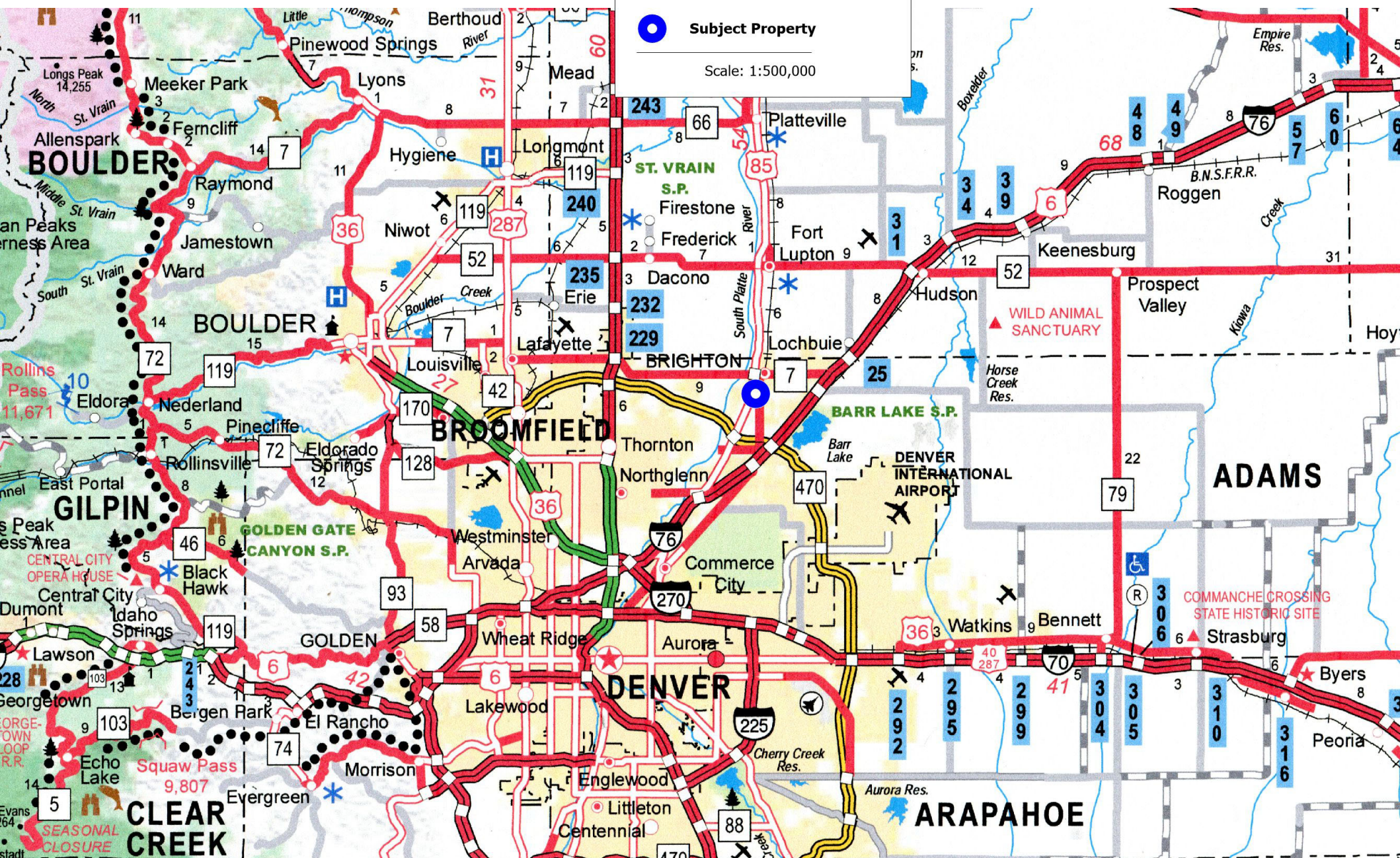
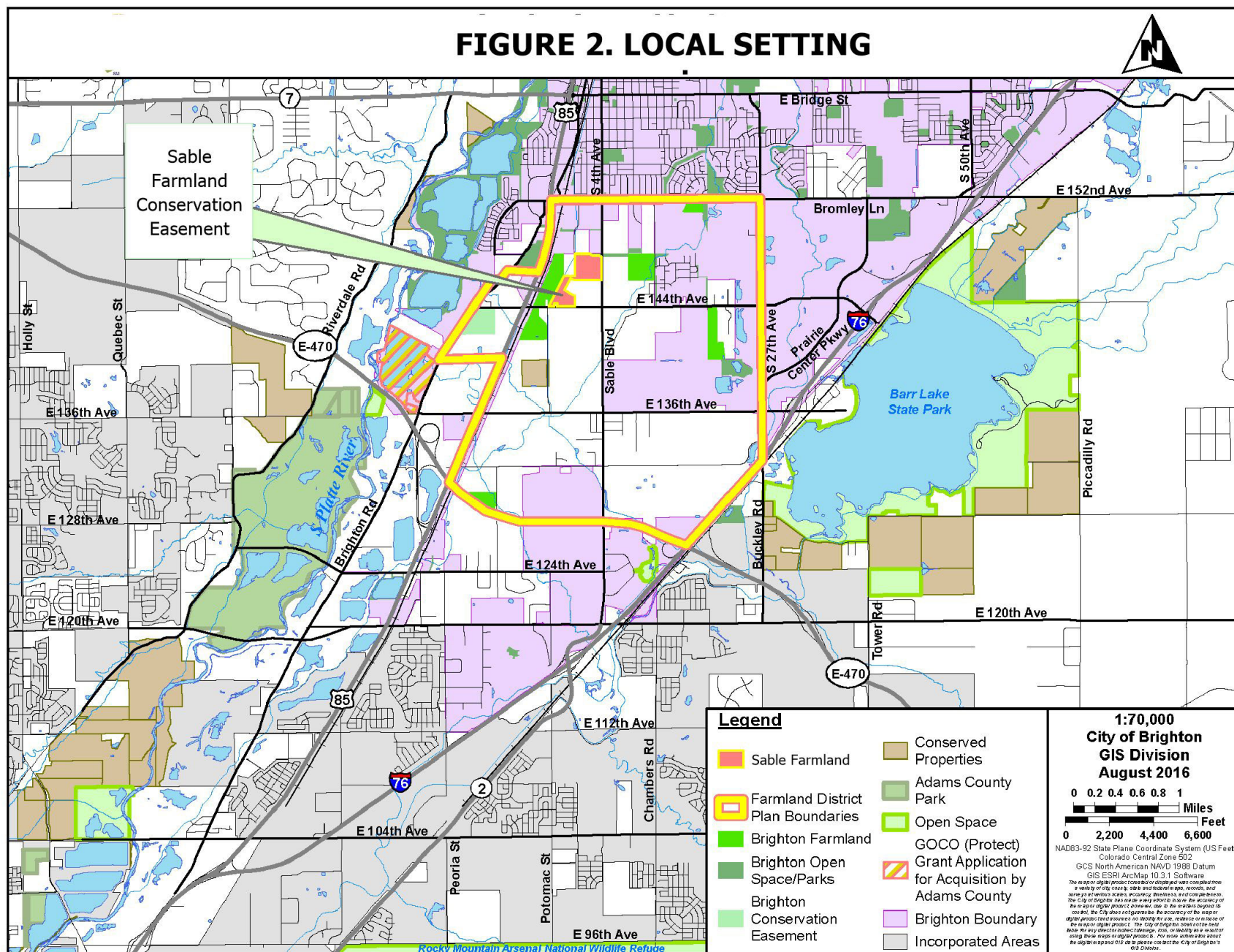
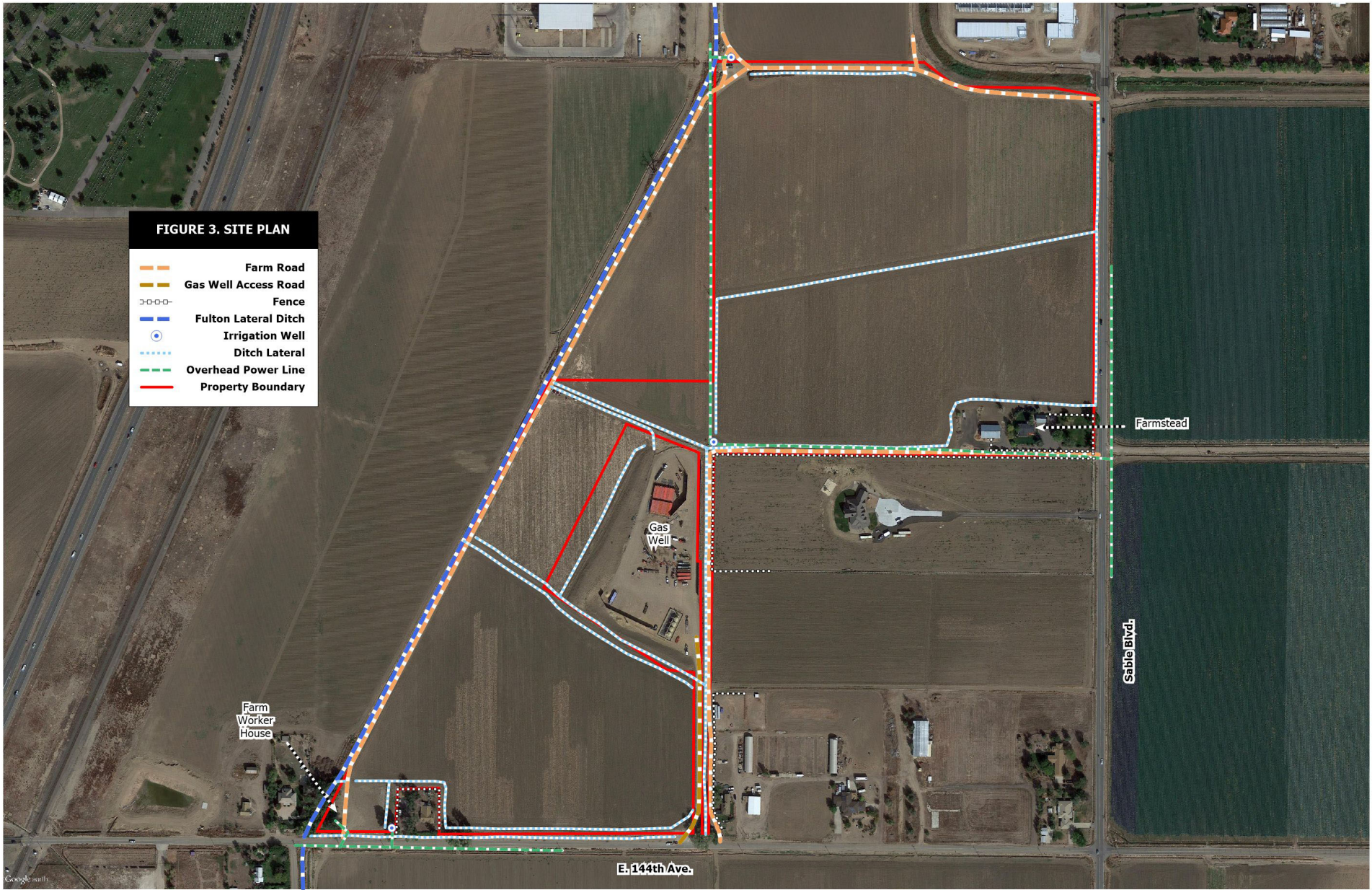


FIGURE 2. LOCAL SETTING





3.2 Geographic Setting/Surface Features

The Property is located on the western portion of the Central Shortgrass Prairie ecoregion (Neely *et al.* 2006). This portion of the ecoregion was first converted to farmland almost 150 years ago and is now being converted to urban and suburban land uses as part of the greater Denver metropolitan area and the City of Brighton (Figures 1 and 2). The Property is located within a pocket of remnant agricultural land. It is also situated between the South Platte River (located just over one mile to the west) and Barr Lake State Park (located just over two miles to the east).

The Property consists of flat farmland and has extremely gentle topographic relief, gradually falling from southwest to northeast. The high point of approximately 5,009 feet is found near the southwest portion of the Property. The low point of approximately 5,000 feet is found near the northeast portion of the Property.

The dominant vegetation on the Property is cropland (Photo Points 7, 8, 9, 11, 12, 14, and 18). There are two clusters of homes and other buildings, one being the primary farmstead and the other being farm worker housing, that contain ornamental trees and shrubs along with pasture grasses (Photo Points 1-6, 15, and 16).

Fulton Lateral Ditch runs along the west property line (Figure 3, Photo Point 13B). There is an extensive system of ditch laterals running on the edges of the agricultural fields (Figure 3; Photo Points 7B-D, 11, 14A, and 18).

The Property is primarily agricultural cropland. There are two locations of residences and related outbuildings. The main farmstead is located along Sable Boulevard (Figure 3) and contains a house (Photo Point 4), garage (Photo Point 3), stucco barn (Photo Point 5), and two sheds (Photo Points 2 and 3). A farm worker house is located in the southwest corner of the Property along E. 144th Avenue (Figure 3; Photo Point 15) along with a shed and old outhouse (Photo Point 16). It appears from the survey (Appendix 2B) that the shed and outhouse are located just northwest of the Property. There are three irrigation wells, one of which is located just north of the Property (Figure 3; Photo Points 7A, 13A, and 17). Farm roads run on the perimeter of the Property (Figure 3; Photo Points 1, 7D, and 12C). An overhead power line runs on or adjacent to the perimeter of the northern portion of the Property (Figure 3; Photo Points 1, 7D, and 14C). There is fencing around the farmstead (Figure 3; Photo Point 1). The only other fencing is on adjacent properties (Figure 3; Photo Points 1 and 7D). An access road to the oil and gas well site runs across the Property (Figure 3; Photo Points 9C and 10). Two storm sewer manholes (and a buried pipe) are found along the north property line (Photo Point 13B).

3.3 Access

The Property can be accessed from E. 144th Avenue. and Sable Boulevard.

Off of E. 144th Avenue are three points of access:

- Just east of the farm worker house;
- The oil and gas well site access road;
- Just east of the oil and gas well site access road is a farm road that begins on adjacent private land.

Off of Sable Boulevard. are three points of access:

- A farm road just south of the farmstead;
- An access driveway into the farmstead;

- A farm road at the northeast corner of the Property.

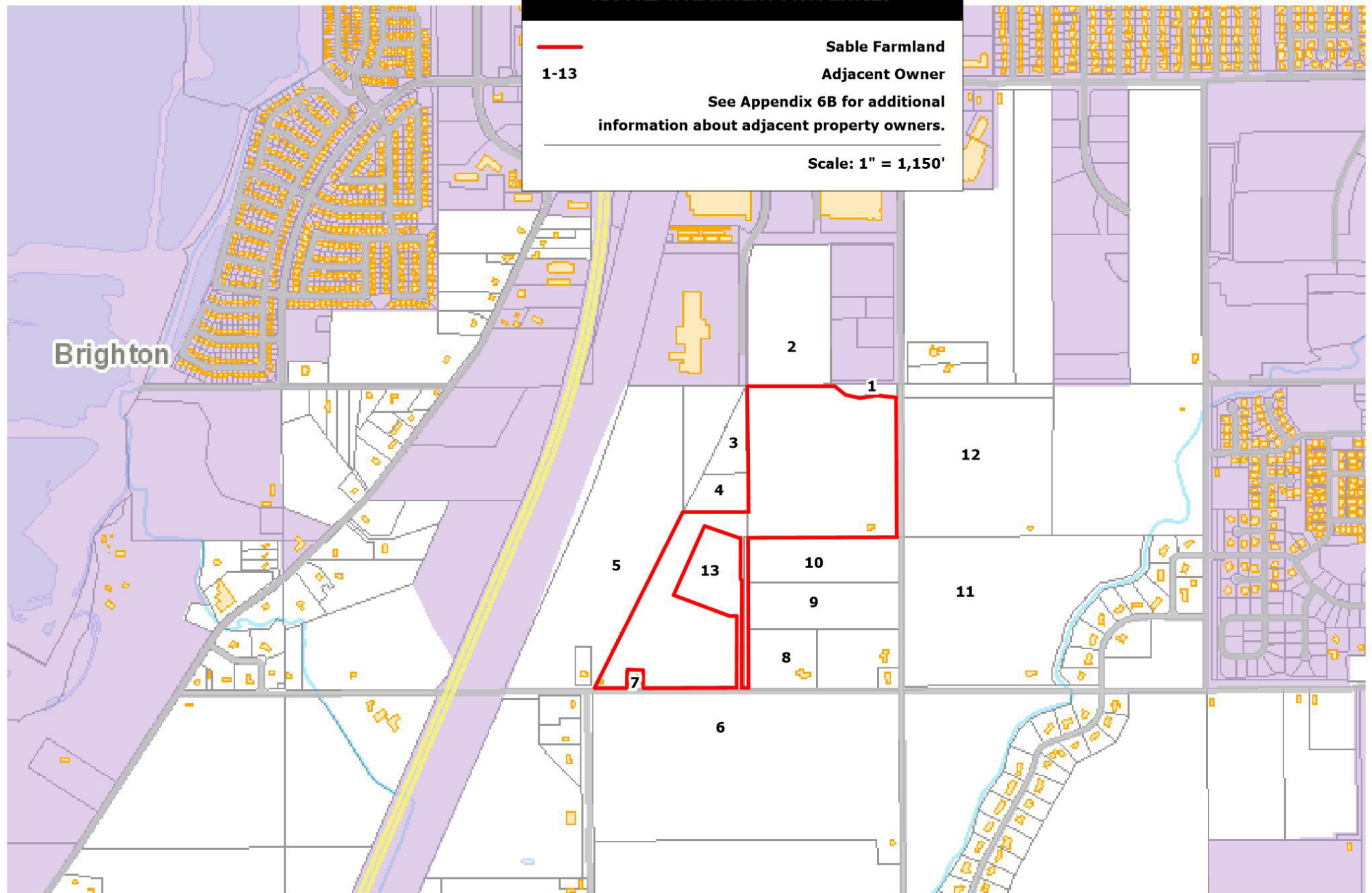
3.4 Boundary Description/Adjacent Properties

Adjacent properties are displayed in Figure 4 and listed below. Refer to Appendix 6B for specific parcel information.

North	One parcel owned by City of Brighton for storm drainage (Parcel 1 on Figure 4) and a vacant parcel owned by Adams County that is currently agricultural (Parcel 2). Other lands to the north are commercial/industrial properties in the City of Brighton.
East	Sable Boulevard and two agricultural properties (Parcels 11 and 12).
South	E. 144th Avenue several rural residential/agricultural properties (Parcels 7-10), and one agricultural property (Parcel 6).
West	Fulton Lateral Ditch, two small agricultural properties (Parcels 3 and 4), and one larger agricultural property that is owned by the City of Brighton as an agricultural preserve (Parcel 5).
Within	An oil and gas well (Parcel 13).

While urban land uses are in close proximity to the north, the Property lies within an enclave that is agricultural and rural residential to the east, south, and west. Land adjacent to the west is an agricultural preserve owned by the City of Brighton.

FIGURE 4. ADJACENT PROPERTIES



3.5 Climate

The Central Shortgrass Prairie lies in the rainshadow of the Southern Rocky Mountains (Neely *et al.* 2006). The climate is semi-arid, with cold, dry winters and warm to hot summers. Evaporation usually exceeds precipitation and the total supply of moisture is low. However, great fluctuations in precipitation levels occur from year to year. Extreme events, such as hail and blizzards, are common. Winds in the region are often extreme, reaching up to 100 mph in the winter.

The nearest long term weather station with a climate similar to the Property is at Brighton (Station Brighton 3 SE, Colorado 050950). Selected climate data since 1973 is displayed in Table 1. A summary of historic climate information is found in Appendix 4. Detailed information is available from the Western Regional Climate Center (2016).

Table 1. Climate Data

Average Annual Max. Temperature (F)	65.5
Average Annual Min. Temperature (F)	34.9
Average Annual Total Precipitation (in.)	14.03
Average Annual Total SnowFall (in.)	38.9
Average Annual Snow Depth (in.)	6
Warmest Month of the Year	July, followed by August and June
Coldest Month of the Year	January, followed by December and February
Month with the Greatest Precipitation	May, followed by April
Month with the Least Precipitation	February, followed by January and December
Month with the Greatest Snowfall	November, followed by December

4.0 GEOLOGY, SOILS AND MINERAL RESOURCES

4.1 Introduction

Geology, soils and mineral resources are significant components of the existing condition of the Property. Soils support the agricultural, scenic, and open space conservation values of the Property. Soil management and mineral rights are relevant to the Reserved Rights and Prohibited and Restricted Uses sections of the Deed of Conservation Easement.

4.2 Surface Geology

Surface geology mapped by Tweto (1979) includes one mapping unit as described below:

Table 2. Geologic Mapping Units

<i>Formation/Type</i>	<i>Map Unit Composition</i>	<i>Location on Property</i>
Eolian Deposits	Dune sand, silt, and loess	All of Property

The Property lies within the Denver Basin, which contains more than 1,200 feet of sedimentary rocks that bow downward in a hidden sag (Chronic and Williams 2002). The center of the Denver Basin is filled with Tertiary sand and gravel, most of it also bowed down by continued sagging in the basin. The uppermost layer, the Denver formation, filled the basin's center and overflowed its edges as downward sagging ended. Its upper surface is cut by the South Platte River, located just over one mile to the west, and its tributaries.

The surface geology of the Property consists of windblown deposits from the Quaternary Age.

4.3 Soils

Soils have been mapped and described by the USDA Natural Resources Conservation Service (2016). A soils map, soils map key, and soils descriptions are found in Appendix 7. There are three soil mapping units on the Property as described in Table 3.

Table 3. Soils

<i>Soil Type</i>	<i>Vegetation Type and Location</i>
Dacono loam, 0 to 1 percent slopes	Crops. Northern three-quarters of Property.
Nunn clay loam, 0 to 1 percent slopes	Crops. Southern one-quarter of Property.
Nunn loam, 0 to 1 percent slopes	Crops. Southwest corner of Property.

Dacono loam is found on terraces and is comprised of alluvium derived from igneous, metamorphic, and sedimentary rock and/or eolian deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Available water to a depth of 60 inches is moderate. Irrigated land capability classification is 3s: soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both - the soil is limited mainly because it is shallow, droughty, or stony.

Nunn clay loam is found on terraces on river valleys and is comprised of Pleistocene aged alluvium derived from igneous, metamorphic, and sedimentary rock and/or eolian deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Available water to a depth of 60 inches is high. Irrigated land capability classification is 3e: soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both - the main hazard is the risk of erosion unless close-growing plant cover is maintained.

Nunn loam is found on river valleys and terraces and is comprised of alluvium derived from igneous, metamorphic, and sedimentary rock and/or eolian deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained.

Available water to a depth of 60 inches is high. Irrigated land capability classification is 3e: soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both - the main hazard is the risk of erosion unless close-growing plant cover is maintained.

The three soil types are considered to be prime farmland if irrigated. These soil types cover the entire Property (see Appendix 7 and the Soils Map). Protection of prime farmland soils is a land conservation priority in Colorado (USDA Natural Resources Conservation Service 2016) as well as Adams County (Adams County 2012).

Current land uses on the Property appear to be compatible with the soil capability units described by NRCS.

4.3.1 Soil Erosion

No sites of active or historic erosion were observed on the Property.

4.4 Mining/Mineral Rights

The Property lies within an active oil field. Records from the Colorado Oil and Gas Conservation Commission identified a cluster of 12 oil wells under construction adjacent to the Property (Western Environment and Ecology, Inc. 2016). Ward Petroleum operates the Anderson 19-1-10HC, which juts into the Property and is not a part of the Conservation Easement (Figure 3; Photo Points 8A and 10). A pipeline associated with the oil and gas well facility crosses the Property; a portion of the access road to the facility may also cross the Property (Figure 3; Photo Point 9C).

A title commitment for the Property was prepared by Fidelity National Title Group (Appendix 2). Under Schedule B--Section 2, Exceptions, no specific mineral reservations are listed. Exceptions 18, 20, 22, and 23 pertain to the existing Ward Petroleum's Anderson 19-1-10HC oil and gas well operation, noted in the above paragraph.

5.0 WATER RESOURCES

5.1 Introduction

Water resources support the agricultural, scenic, and open space conservation values of the Property. Water improvements are relevant to the Reserved Rights and Prohibited and Restricted Uses sections of the Deed of Conservation Easement.

5.2 Surface Drainage

The Property is located in the South Platte River Watershed, the primary waterway of northeast Colorado. The river is located just over one mile west of the Property (Figure 2). The US Geological Survey locates the Middle South Platte - Cherry Creek Watershed (USGS Cataloging Unit 10190003; USGS 2016, EPA 2016).

There are no drainages on the Property. Drainage on the Property is managed for irrigation of row crops.

5.3 Wetlands

There are no wetlands on the Property.

5.4 Water Rights/Water Improvements

Grantor has several well permits for the Property. Colorado Division of Water Resources (2016) indicates the following:

Permit Number	Location	Use and Notes
249996	Farmstead	Domestic.
17941	Southwest of oil and gas well	Domestic.
1902-R	Near center of Property	Irrigation. This is also known as Hattendorf Well 1-1902. WDID 0205035. Photo Point 7A.
1905-R	Along E. 144th Ave.	Irrigation. This is also known as Hattendorf Well 4-1905. WDID 0205036. Photo Point 17.

There is also a domestic well just north of the Farm Worker House (see survey in Appendix 2B). No permit was located for this well.

There is also an irrigation well located just north of the northwest corner of the Property (Photo Point 13A). It has Permit No. 1901-R-R and is also known as Hattendorf Well 1-1901 (WDID 0206517).

Grantor also has 70.8 shares of Fulton Ditch, which runs along the west side of the Property. Headgates on Fulton Ditch were found at two locations (GPS Landmarks 25 and 30).

6.0 VEGETATION RESOURCES

6.1 Introduction

Vegetation resources support the open space, scenic, and agricultural conservation values of the Property. Weed management, range condition and forestry practices are relevant to the Reserved Rights and Prohibited and Restricted Use sections of the Deed of Conservation Easement. Vegetation resources are one of the primary components of the existing conditions of the Property, and require ongoing management decisions.

The Property was surveyed on September 6, 2016. Fieldwork focused on describing the presence and distribution of plant communities and the common plant species found in these communities. A total of 24 vascular plants were identified during the fieldwork,

most to the species level. A list of all plant species identified is included in Appendix 8A. Plant nomenclature follows Weber and Wittmann (2012). This list is intended to be descriptive, not comprehensive.

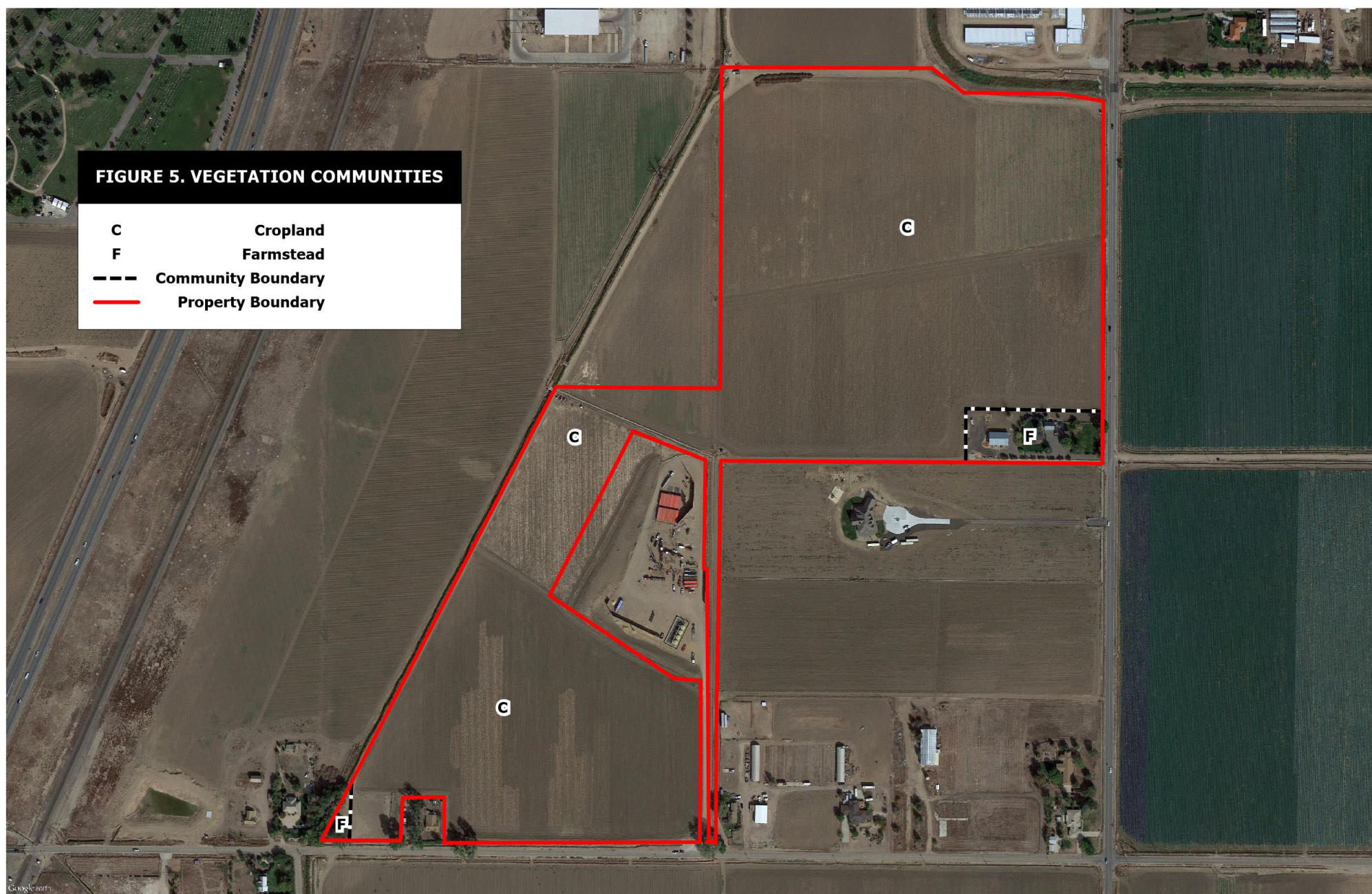
The Property is a vegetable farm used for the production of irrigated row crops. Currently, the primary crops are onions, cabbage, squash, peppers, and leaf lettuce. A farmstead and farm labor housing area are also present and dominated by ornamental trees, shrubs, and pasture grasses.

6.2 Description of Vegetation Communities

There are two primary vegetation communities found on the Property. These communities are summarized in Table 4 below, displayed in Figure 5, and described individually in the text that follows.

Table 4. Vegetation Communities

<i>Vegetation Community</i>	<i>Size in Acres</i>	<i>Location</i>
Cropland	61.9	Almost all of the Property.
Farmstead	2.1	Around farmstead and farm labor housing.



6.2.1 Cropland

By far, the dominant vegetative community is irrigated cropland. Currently, the primary crops are onions, cabbage, squash, peppers, and leaf lettuce. Non-farmed areas are dominated by annual forbs.

Common crops in the Cropland community include:

<i>Scientific Name</i>	<i>Common Name</i>
Allium species	onion
Brassica species	cabbage
Curcubita species	squash
Lactuca sativa	lettuce
Piper species	pepper

6.2.2 Farmstead

A farmstead and farm labor housing area are present and dominated by ornamental trees, shrubs, and pasture grasses.

Characteristic trees in the Farmstead community include:

<i>Scientific Name</i>	<i>Common Name</i>
Pinus ponderosa subsp. scopulorum	ponderosa pine
Populus deltoides	plains cottonwood
Salix fragilis	crack willow
Quercus species	oak

Characteristic shrubs in the Farmstead community include:

<i>Scientific Name</i>	<i>Common Name</i>
Betula species	birch
Juniperus communis	common juniper
Sabina scopulorum	Rocky Mountain juniper

Characteristic forbs in the Farmstead community include:

<i>Scientific Name</i>	<i>Common Name</i>
Plantago species	plains
Trifolium pratense	red clover
Trifolium repens	white Dutch clover

Common grasses include:

<i>Scientific Name</i>	<i>Common Name</i>
Bromopsis inermis	smooth brome
Poa species	bluegrass

6.3 Noxious Weeds

The State of Colorado, in conjunction with county and municipal governing bodies, has developed the State Noxious Weed list as required by the Colorado Weed Management Act, § 35-5.5-101 through 119, C.R.S. (2003). This list is found in Appendix 8B (Colorado Department of Agriculture 2016). Local weed districts typically further refine the state weed list. The weed list for Adams County is maintained by the Adams County Colorado State University Extension. Noxious weeds are of importance, since severe infestations can conceivably adversely impact the Conservation Values of the Property.

A comprehensive inventory of noxious weeds was beyond the scope of work of the baseline report. However, the presence of weeds was noted, as described below in Table 5.

Table 5. Noxious Weeds

<i>Common Name</i>	<i>Scientific Name</i>	<i>Habitat</i>	<i>Abundance</i>
field bindweed	<i>Convolvulus arvensis</i>	Cropland	Fairly Common
puncturevine	<i>Tribulus terrestris</i>	Cropland	Fairly Common

On the state noxious weed list, field bindweed and puncturevine are on List C, widespread species for which management resources will be provided to jurisdictions that choose to require management. Field bindweed is also listed by Adams County as a noxious weed, while puncturevine is listed as a nuisance weed. They are mostly found along roadways on the Property.

Kochia (Bassia sieversiana) is also present on the Property. It is not listed by the State of Colorado but is listed as a nuisance weed by Adams County.

6.4 Colorado Natural Heritage Program

A records search for the vicinity of the Property was conducted of the online Colorado Natural Heritage Program (CNHP) database for imperiled ecological communities and for threatened, endangered and sensitive plant species (Colorado Natural Heritage Program 2016a and 2016b). This data was also checked for the presence of sites of biodiversity significance, known as Potential Conservation Areas (PCAs), on or near the Property. No site occurrences for these resources have been documented on the Property.

7.0 WILDLIFE RESOURCES

7.1 Introduction

Wildlife resources support the natural, open space, and scenic conservation values of the Property. Management of wildlife and wildlife habitat resources on the Property may require management decisions.

7.2 Wildlife Habitat

Wildlife use of the landscape tends to focus on specific habitats. The plant communities discussed in the vegetation section are equivalent to major habitat types, and are summarized below.

Cropland: foraging habitat for deer, birds, and small mammals, particularly after harvest in fall and winter.

Farmstead: A limited amount of breeding habitat for migratory and resident songbirds, foraging habitat for deer, habitat for small mammals.

Probably the most important habitat feature of the Property is its location within a block of relatively undeveloped land that links the South Platte greenway to the west and Barr Lake State Park to the east. Lands to the north and south of this area have significant urban/suburban development. As development increases to the north and south and these lands become less porous to some wildlife species, the undeveloped lands of the farmland district (see Figure 2) will become increasingly important for migration, hiding and loafing cover, and food.

7.3 Colorado Parks and Wildlife Information

Colorado Parks and Wildlife (CPW) is the primary state level source of data and analysis used for decisions on land-use affecting Colorado's animals, plants, and natural communities. Wildlife information from the Colorado Natural Heritage Program, Colorado State University, and local governments is imbedded in CPW's database. The information included herein was current as of October 2016.

The primary CPW data sources used for this report came from the Colorado Parks and Wildlife Species Activity Data and Species Activity Mapping, the Adams County wildlife species list, federal and state listed endangered and threatened species, State of Colorado listed Species of Special Concern, and the Colorado Natural Heritage Program.

7.3.1 Wildlife Species List

A potential wildlife species list for the property was compiled from the CPW database for Adams County for amphibians, birds, mammals and reptiles. This list was then edited by the report preparer for the habitats present on the Property, and checked with appropriate literature review (Armstrong *et al.* 2011, Hammerson 1999, and Kingery 1998). Based upon this potential wildlife species list, suitable habitat is found on the Property for 7 species of amphibian, 230 species of birds, 55 species of mammals and 20 species of

reptiles. The complete results of the data run are found in Appendix 9. It is not likely that all of the listed species are present on the Property due to its small size and intensive agricultural operation. However its context, being just over one mile of the South Platte River, adjacent to the Fulton Ditch Lateral, and just over two miles of Barr Lake State Park, indicates that a great number of wildlife species are present in the area and could be present on the Property.

7.3.2 Colorado Parks and Wildlife Species Activity Mapping

Maps produced by CPW indicate the ranges and activity areas of various wildlife species, particularly wide-ranging species and big game animals. A number of the species congregate in herds, where specific geographic areas may be important for a large number of animals. The maps, where applicable, depict overall, winter and summer ranges, and other activity areas of importance, including concentration and production areas and migration corridors. The CPW database was searched for species with mapped ranges and activity areas occurring on or near the Property with the selected results displayed in Table 6 (Colorado Parks and Wildlife 2016).

Table 6. CPW Wildlife Ranges and Activity Areas

<i>Wildlife Species</i>	<i>Habitat</i>
Mammals	
White-tailed Deer (<i>Odocoileus virginianus</i>)	Overall Range (Winter Range and Concentration Areas are present along South Platte River and around Barr Lake)
Mule Deer (<i>Odocoileus hemionus</i>)	Overall Range (Winter Range and Concentration Areas are present along South Platte River and around Barr Lake)
Preble's Meadow Jumping Mouse (<i>Zapus hudsonius preblei</i>)	Overall Range (However, the Property and area surrounding area are not considered to be Occupied Range)
Birds	
Great Blue Heron (<i>Ardea herodias</i>)	There is a rookery at Barr Lake State Park.
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	They nest at Barr Lake State Park and along the South Platte River. These sites are also Winter Concentration Areas.
* - Map found in Appendix 9C	

The Property provides habitat for mule and white-tailed deer. The content of the Property, being primarily undeveloped, as well as its context, being just over one mile from the South Platte River and just over two miles from Barr Lake State Park, is an important aspect of the Property's habitat value. The South Platte River and Barr Lake State Park are concentration areas for white-tailed deer, mule deer, and bald eagles. A great blue heron rookery is present at Barr Lake State Park. The Property is part of a growing block of conserved lands that provide habitat and food for these species and contribute to the viability of these species at Barr Lake State Park and along the South Platte River.

7.3.3 Wildlife Species of Special Concern

Table 7 below is a list of potential federal and state listed species, state “Species of Concern,” and imperiled species from the Colorado Natural Heritage Program’s (CNHP) online database (Colorado Natural Heritage Program 2016b) that are potentially found on the Property (see Appendix 9B for further definitions of federal, state and CNHP definitions).

Table 7. Potential Wildlife Species of Special Concern

Common Name	Federal Status¹	State Status²	Colorado Natural Heritage Program³
Amphibians			
Northern Leopard Frog		SC	
Birds			
American White Pelican			S1B
Snowy Egret			S2B
White-faced Ibis			S2B
Bald Eagle		SC	S1B
Ferruginous Hawk		SC	
Peregrine Falcon		SC	S2B
Sandhill Crane		SC	S2B
Snowy Plover	FT	SC	S1B
Piping Plover	FT	ST	S1B
Mountain Plover		SC	S2B
Willet			S1B
Long-billed Curlew		SC	S2B
Forster’s Tern			S2B
Burrowing Owl		ST	
Short-eared Owl			S2B
Ovenbird			S2B
Mammals			
Black-tailed Prairie Dog		SC	
Preble’s Meadow Jumping Mouse	FT	ST	S1
Reptiles			
Common Garter Snake		SC	
1. Federal Status Codes: FE = Federally Endangered; FT = Federally Threatened			
2. State Status Codes: SE = State Endangered; ST = State Threatened; SC = State Species of Concern (not a statutory category)			
3. Colorado Natural Heritage Program (CNHP) Status Codes: S1 = Critically imperiled in state; S2 = Imperiled in state; B = Breeding			
For further explanations of federal, state and CNHP status codes, refer to Appendix 9B.			

A number of species, most notably birds, would most likely be seen only during migration. This group includes **American white pelican, snowy egret, white-faced ibis, sandhill crane, snowy plover, piping plover, mountain plover, willet, long-billed curlew, Forster's tern, and ovenbird.**

The riparian forests along the South Platte River and around Barr Lake State Park are nesting sites and Winter Concentration Areas for **bald eagles** (CPW 2016). It is likely that they move between the two sites. The Property is situated between the two sites and can provide food and perches. The probability of occurrence on the Property is high.

Ferruginous hawks nest in the prairie habitat of eastern Colorado (Kingery 1998). They are more common in Weld County during the winter as they come down from the north to feed on small mammals. The probability of occurrence on the Property is high.

There is not suitable nesting habitat on the Property for **American peregrine falcon**. Their presence would only be related to hunting for food (Kingery 1998). The probability of occurrence on the Property is low.

Burrowing owls are restricted to prairie dog towns or other areas where there is an abundance of rodent burrows (Kingery 1998). The intensive agricultural operation on the Property precludes the presence of prairie dogs or an abundance of other burrowing animals. The probability of occurrence on the Property is low.

The **short-eared owl** favors grassland habitat. They are uncommon breeders in Colorado (Kingery 1998) and can also spend winter here. The probability of occurrence on the Property is low.

The **black-tailed prairie dog** is common in Weld County (Armstrong *et al.* 2011), but they were not seen on the Property or surrounding area. The intense agricultural operation on the Property likely precludes their presence. The probability of occurrence on the Property is low.

Preble's meadow jumping mouse is typically found in lush undergrowth along creeks and ditches that have good vegetative structure. Recent trapping efforts along the Front Range have not located them in the vicinity of the Property; the area is not considered to be occupied range (CPW 2016).

The **common garter snake** is not very common, and in Colorado occurs only along the South Platte River in northeastern part of the state (Hammerson 1999). They inhabit pond and stream edges and are active from March to October. The probability of occurrence on the Property is low to moderate.

More information about the animal species most likely to be found on the Property is found in Appendix 9D.

7.3.4 Colorado Natural Heritage Program

A records search for the vicinity of the Property was conducted of the online Colorado Natural Heritage Program (CNHP) database for imperiled ecological communities and for threatened, endangered and sensitive animal species (Colorado Natural Heritage Program 2016a and 2016b). These data were also checked for the presence of sites of biodiversity significance, known as Potential Conservation Areas (PCAs), on or near the Property. No site occurrences for these resources have been documented on the Property.

Of general interest is the presence of the South Platte River PCA, which is primarily based on bald eagle habitat for nesting and winter forage. The PCA is focused on the South Platte River, located just over one mile west of the Property. The PCA also includes large reservoirs with trees in close proximity to the river. Barr Lake State Park, located just over two miles to the east of the Property, is mapped as part of the PCA.

The Property, combined with the surrounding agricultural district, forms a corridor of relatively undeveloped land linking the South Platte River PCA and Barr Lake State Park. This corridor will become increasingly important for wildlife movement as the surrounding area becomes more urbanized.

8.0 AGRICULTURAL RESOURCES

8.1 Introduction

The agricultural resources of the Property support the open space, agricultural, and scenic conservation values. Agricultural resources are significant components of the existing condition of the Property and may require ongoing management decisions.

8.2 Agricultural Setting

Agriculture is an important resource in the State of Colorado. The Colorado Department of Agriculture statutes, Colorado Revised Statutes §§ 35-1-101, et. seq., states: “it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products.”

The City of Brighton was founded on farming and the railroad (Adams County and City of Brighton 2016). This area has nearly a 150-year history of farming. The rich soils and abundant water are highly conducive to the production of vegetables. Vegetables from this area continue to contribute to the growing local food economy. Crops from Sable Farmland and the surrounding farms south of Brighton are sold locally at King Soopers, Safeway, Albertsons, and other grocery stores as well as regionally and nationally with Kroger and Safeway.

Much of the farmland around the City of Brighton has been converted to urban land uses as the Denver metropolitan area continues to grow and expand. The south Brighton area, including Sable Farmland, is an enclave of the historic agricultural land use that once dominated the region.

The Brighton Open Space Plan of 2001 (Winston Associates 2001) indicated the need for acquiring land for open space, farmland preservation, wildlife corridor preservation, trails, greenway corridors, and cultural heritage within an area bounded by E-470 on the south, the South Platte River on the west, Bromley Lane on the north, and I-76 and Barr Lake State Park on the east (see Figure 2). Sable Farmland lies within this area.

The Adams County Comprehensive Plan (Adams County 2012) cites the south Brighton farm area as the single best place left in the greater Denver metropolitan area for

growing, processing, and distributing local food crops. Brighton residents and Adams County residents have strongly requested the City and County to preserve the valuable farm land in the south Brighton area (Adams County and the City of Brighton 2016).

The Adams County Open Space, Parks, and Trails Master Plan (Design Workshop 2012) notes that protection of farmland, protection with this area of wildlife habitats and corridors; protection and enhancement of important ecological and scenic resources such as wetlands, floodplains, reservoirs and other unique land forms; and the protection of highly visible, significant land from future development surrounding this site are all vitally important.

In 2016, the Adams County Commissioners and the City of Brighton Council both approved by ordinance "The District Plan" that formed an Agricultural/Agritourism District in the south area of Brighton (see Figure 2; Adams County and the City of Brighton 2016). The District Plan states:

"Both Adams County and the City of Brighton have identified the need to both accommodate our growing population and to preserve our agricultural lands. The 2005 South Sub Area Plan laid the foundation to accomplish the mutual goals of urban development and prime farmland preservation along the US 85 corridor. The Adams County 2012 Comprehensive Plan and 2012 Parks and Open Space plans from both the County and City have further identified prime agricultural lands and the need to retain this asset. The County and City are working with willing land owners to identify ways to preserve agricultural land and ensure local food production remains a viable part of our character and economy."

Adams County and the City of Brighton, with assistance from The Conservation Fund, have been working to identify suitable parcels of farmland to protect within this District. Presently, in this Agricultural District, Adams County has a conservation easement on the Berry Patch Farms (40 acres south of the Property), and the City has purchased the Eagle Preserve (42.2 acres) and the 144th Avenue Farmland Preservation site (77.338 acres adjacent and west of the Property) with the help of Adams County Open Space grants. The City also has a conservation easement on 40 acres of land being farmed on the west side of Highway 85.

The following statistics from the 2012 Census of Agriculture (USDA Census Bureau 2016) indicate some of the importance of agriculture in Adams County:

- In 2012 Adams County had 690,528 acres in farms and ranches, which represented 91% of the land in the county.
- There were 841 farms in Adams County in 2012.
- The market value of agricultural products sold in 2012 in Adams County was \$116,464,000.
- Hired farm labor in Adams County was 1,366 workers in 2012.
- The total income from farm related sources in Adams County was \$13,021,000 in 2012.

8.3 Agricultural Operation and Improvements

The Property has been farmed for over 110 years. Historical crops included sugar beets, onions, corn, and alfalfa.

Currently, the Property is a conventional farm producing row crops, including cabbage, onions, squash, peppers, and lettuce. Crops are rotated and irrigated. The Property has been leased since the 1980s by Petrocco Farms, Inc., of Brighton. They also lease much of the surrounding farmland. The fields generally produce one crop per season; occasionally two crops are produced in a season.

Agricultural improvements on the Property consist of the following:

- Fulton Lateral Ditch runs along the west perimeter of the Property and provides much of the irrigation water used to produce row crops (Figure 3; Photo Point 13B).
- There are three irrigation wells, one of which is located just north of the Property (Figure 3; Photo Points 7A, 13A, and 17).
- A farm worker house is located in the southwest corner of the Property along E. 144th Avenue (Figure 3; Photo Point 15).
- The main farmstead is located along Sable Boulevard (Figure 3) and contains a house (Photo Point 4), garage (Photo Point 3), stucco barn (Photo Point 5), and two sheds (Photo Points 2 and 3).
- Farm roads run on the perimeter of the Property (Figure 3; Photo Points 1 and 12C).

9.0 OPEN SPACE AND SCENIC RESOURCES

9.1 Introduction

This section describes the open space conservation value, including the scenic component. Open space resources are evaluated by use of City of Brighton and Adams County comprehensive plans and open space plans, as well as local land conservation efforts. The Photo Points completed for the baseline report serve as documentation for the scenic resources of the Property. Site characteristics were evaluated by generally following the Scenery Management System used by the USDA Forest Service (1995).

9.2 Adams County and City of Brighton Planning

Adams County and the City of Brighton have both expressed the uniqueness of the area just south of the City in their planning documents and conservation actions. Some of this is noted in Section 8 (Agricultural Resources) of this report. The four major themes identified by the County and City for the area encompassing the Property are:

1. Preservation of an agricultural district;

2. Use the agricultural resources of the district to support agritourism;
3. Develop trails and bikeways within the district that will further support agritourism and bring people closer to the production of foods they consume; and
4. Preservation of a relatively undeveloped corridor linking Barr Lake State Park and the South Platte River greenway that will allow for the movement of wildlife between the two sites.

The Adams County Comprehensive Plan (Adams County 2012) states:

GOAL: Protect the County's Natural Resources: Adams County's abundant natural resources contribute significantly to its character and to the quality of life of its residents. Working in concert with its local and regional partners, the County should continue to support and implement open space objectives as set forth in the Adams County Open Space, Parks, and Trail Master Plan to promote development in a manner compatible with the preservation of active and passive open space, agricultural lands, community separators, wildlife habitat, and environmental quality...

POLICY 9.2: Preserve open space to enhance the quality of life, shape urban areas, avoid development of environmentally sensitive areas, and preserve critical wildlife corridors and habitat.

POLICY 9.5: Support the implementation of the varied recreational opportunities identified in the Open Space, Parks, and Trails Plan, including, but not limited to: fishing, cycling, trail-based recreation, bird watching and wildlife viewing, and outdoor and nature education.

POLICY 10.1: Protect high quality agricultural lands in Adams County.

STRATEGY 10.1.a: Identify Prime Agricultural Lands - The County will maintain a database of land with the most productive irrigated soils as defined by the Natural Resources Conservation Service. (Note: the entire Property is considered to have soils that are prime farmland if irrigated by NRCS)

STRATEGY 10.1.b: Support Local Food Production - The County will support creation of a local food production district, based on small farms and cottage businesses, providing fresh, locally-grown food for residents.

STRATEGY 10.1.d: Water Rights - Take steps to retain and protect existing water rights for use in the County...

AGRICULTURAL TOURISM STUDY AREA: The concept of establishing an Agricultural Tourism Study Area south of the City of Brighton emerged from the Adams County Open Space, Parks, and Trails Master Plan, which identifies the area as a local food production district. The area is contemplated as a possible location for a broad mix of uses intended to support the development of the area as a thriving agricultural production area as well as a destination for agricultural tourism. Such uses are envisioned to include, but would not be limited to: working farms and general agricultural uses, bed and breakfasts, farm stay and tour operations, farmers markets or farm stands, agricultural processing facilities, and clustered, sustainably designed residential developments that focus on

backyard and neighborhood or community farms integrated within the development.

The Adams County Open Space, Parks, and Trails Master Plan (Design Workshop 2012) states:

PLAN PURPOSE: Preserve and maintain areas with ecological, cultural, agricultural, and historical significance...

PLAN VISION: The vision for the Open Space, Parks, and Trails Plan is to create an integrated system that conserves agricultural lands throughout the County; preserves and enhances important wildlife habitats and corridors; and protects and improves important natural and scenic resources such as wetlands, floodplains and unique land forms.

GUIDING PRINCIPLES AND GOALS:

- Protect and enhance important and existing wildlife habitats and corridors, provide for species movement through the County.
- Create habitat linkages to regional open spaces for species of importance, such as the Rocky Mountain Arsenal National Wildlife Refuge, Barr lake State Park, and river corridors.
- Preserve lands that provide local food production and opportunities for people to learn about agricultural practices.
- Preserve and protect the viability and character of high quality agricultural lands in the County.
- Consider agricultural lands and their viability to serve as natural area protection.
- Consolidate land conservation to avoid fragmentation of agricultural practices and conflict of urban and rural activities.

The Property is mapped as a High Priority for future open space on the Composite Map of All Open Space and Parks Factors. The Property is also mapped within the Local Food Production District on the Open Space and Parks Master Plan Elements Map (see Map in Appendix 9D).

The Proposed Trails section of the Adams County Open Space, Parks, and Trails Master Plan indicates two trails/bikeways that would be near or adjacent to the property (see Map in Appendix 9D):

- The Sable Trail would run along Sable Boulevard on the east side of the Property.
- The 144th Avenue Trail would link Barr Lake State Park to Ken Mitchell Open Space along the South Platte River and would run on the south side of the Property.

The culmination of the previous planning efforts was the recent approval by both the City of Brighton and Adams County of the **District Plan** (Adams County and City of Brighton 2016). The Farmland District that is the subject of the Plan is depicted on Figure 2 of this report and contains the Property. The District Plan states:

DISTRICT VISION: The District has been in a state of transition since E-470 opened in 2003, making the area more accessible and developable, threatening its

farming heritage, the local food economy, and the buffer that farmland provides between Brighton and the Denver region. Although some development is desirable, thoughtful and proactive coordination are necessary to ensure the South Platte River's prime farmland will remain a southern gateway to Brighton, balancing a mix of neighborhoods with small and medium-sized farms. Rural uses, such as farming, food processing, and clustered housing on 1-3 acre lots, will be focused in the County. Urban uses, such as multifamily, mixed use, and neighborhood commercial developments will be encouraged in the City. The Fulton Ditch trail network will tie destinations together - farm stands, farm-to-table restaurants, pick-your-own farms, a historic farm and special events venue, bed and breakfasts, working lands, and food storage and processing facilities - from the South Platte River to Barr Lake. Property developed and preserved, the District will retain its status as a hub of local foods, enhance the local food economy, become a tourist destination for food connoisseurs, and promote the distinctive image of a freestanding community that grows a significant portion of the region's produce. This vision is supported by several County and City plans completed in recent years...

The District Plan identifies important viewsheds of the District (see map in Appendix 9D). One is located looking east along US Highway 85. The Property is a visual resource within this viewshed. Relative to viewsheds, the District Plan states:

Every southern gateway into Brighton passes through cultivated fields, giving credence to its nickname, "the green mile." From US 85, E-470, and I-76, views of wide open spaces are typical, with crops in the foreground, the South Platte River corridor and mountains to the west, and Barr Lake to the east. Brighton's identity has been shaped by its surrounding agricultural lands since its founding in 1881.

The sense of urgency to protect the south Brighton agricultural district is underscored by the population trends in Adams County from US Census Bureau information (1990-2010) and 2015 estimates for 2020-2050 prepared by the Colorado Department of Local Affairs, Demography Section (2016), as displayed below.

<u>Year</u>	<u>Population</u>
1990	265,038
2000	363,857
2010	441,603
2020	545,237
2030	665,364
2040	787,411
2050	893,563

Population expansion in Adams County has been driven by the overall growth of the greater Denver metropolitan area and infrastructure improvements, such as the opening of E-470 in 2003 and the opening of Denver International Airport. On its north side, the Property is adjacent to the City of Brighton.

9.3 Local Land Conservation Efforts

The land conservation context of the Property is displayed in Figure 2. Significant conservation efforts have been undertaken to preserve the South Platte River corridor as well as lands around Barr Lake State Park.

Adams County and the City of Brighton, with assistance from The Conservation Fund, have been working to identify suitable parcels of farmland to protect within the Agricultural District south of Brighton. Adams County has a conservation easement on the Berry Patch Farms (40 acres south of the Property), and the City has purchased the Eagle Preserve (42.2 acres) and the 144th Avenue Farmland Preservation site (77.338 acres adjacent and west of the Property) with the help of Adams County Open Space grants. The City also has a conservation easement on 40 acres of land being farmed on the west side of Highway 85. Prairie Lakes Wildlife Preserve and the Prairie Center are other conserved lands within the District.

9.4 Scenic Features

The landscape context of the Property is irrigated farmland within an enclave of farms and rural residential lands that are situated within a growing urban landscape, particularly to the north and east. The Property serves as the immediate foreground for views of the surrounding farmland as well as the more distant riparian forests of the South Platte River.

Because of the urbanization of the greater landscape, the scenic attractiveness is rated as distinctive as farmland is a disappearing land use type. Within the agricultural district, the scenic attractiveness is rated as typical. Visually, the Property is dominated by row crops combined with the trees of two residential sites, dominant land uses of the agricultural district. The scenic integrity of the Property is rated as high as it represents a dominant landscape character of the agricultural district - there is no deviation from the landscape character and the intactness is fully expressed. The desired landscape character of the Property is retention of the dominant agricultural and rural residential values and the public interest in the visual resources of the Property is considered high as Sable Boulevard and E. 144th Avenue run adjacent to the Property, while US Highway 85 is located just over 1000 feet to the west.

9.5 Public Enjoyment of the Scenic Features

The extent of the public enjoyment of a given scenic resource is determined by the concept of landscape visibility. Landscape visibility considers two issues:

1. The importance of the views to the public
2. The sensitivity of the viewshed based upon the distance of the observer as follows:

Foreground: views up to one-half mile distant

Midground: views one-half to four miles distant

Background: views more than four miles distant

The Property provides foreground scenic views from over 1/2 mile of Sable Boulevard, which is adjacent to the Property on its east side. Sable Boulevard is a State Highway that connects the City of Brighton with I-76 and Commerce City.

The Property provides foreground scenic views from over 1/2 mile of E. 144th Avenue, which is adjacent to the Property on its south side. E. 144th Avenue connects south Brighton to US Highway 85 to the west and I-76 to the east.

The Property provides foreground scenic views from over one mile of US Highway 85. The highway is located just over 1,000 feet to the west of the Property and is a major route linking the northern Front Range to Denver. Colorado Department of Transportation (2016) year 2015 traffic counts indicate that a traffic count station located on US Highway 85 just south of its intersection with Bromley Lane has an Annual Average Daily Traffic count of 36,000. The District Plan identifies the viewshed along US Highway 85 as significant (see map in Appendix 9D; Adams County and City of Brighton 2016).

The public enjoyment of the scenic features of the Property and the surrounding agricultural district will increase in the future with the development of trails/bikeways in the area, including along Sable Boulevard and E. 144th Avenue.

9.6 Protection of the Scenic Resources

Structures are limited to two Building Envelopes, one centered on the Farmstead (Figure 3), and the other centered on the Farm Worker House (or Farm Labor Building; Figure 3). Structures may be reasonably enlarged or replaced in both Building Envelopes. Minor and temporary structures may be constructed for agricultural purposes anywhere on the Property, provided they do not require a building permit.

The locations of the two Building Envelopes have contained residences and structures for many decades. The Farmstead and Farm Worker Housing are integral parts of the agricultural landscape. Taking the above into consideration, the open space conservation value is considered herein to be viable.

10.0 LAND USE

10.1 Introduction

Land uses on the Property are reviewed in the context of comparing conditions on the Property at the time of the grant of Conservation Easement to the Reserved Rights and Prohibited and Restricted Uses sections in the Deed of Conservation Easement, and to provide basic real estate information.

10.2 Adams County

The provisions of the Adams County Development Standards and Regulations apply to the development of buildings, structures and uses on all private land in the unincorporated areas of the County. The Property is currently zoned Agriculture 1 (A-1). Selected County Assessor information is listed below, current as of November 3, 2016.

Table 8. County Assessor Information

Information	Northeast Parcel	Southwest Parcel
Account No.	R0180531	R0006841
Parcel	0156918300005	0156918000041
Account Type:	Agricultural	Agricultural
Tax District	294	294
Physical Address	14605 Sable Boulevard	13701 E. 144th Avenue
Zoning:	A-1	A-1

10.3 Land Uses on the Property

Grantor recently acquired the Property.

The Property has been farmed for over 110 years. Historical crops included sugar beets, onions, corn, and alfalfa. Currently, the Property is a conventional farm producing row crops, including cabbage, onions, squash, peppers, and lettuce. The Property has been leased since the 1980s by Petrocco Farms, Inc., of Brighton. There is also a farmstead and a farm worker house on the Property.

The Property has also served as *de facto* open space and wildlife habitat simply because it has remained undeveloped.

10.3.1 Utility Lines, Easements and Rights-of-Ways

A title commitment for the Property was prepared by Fidelity National Title Group (Appendix 2). Utility easements are addressed in Schedule B, Section 2, and Exceptions are noted below. Most of the utility easements are displayed on the survey in Appendix 2B.

The following utility lines, easements and rights-of-ways were found on the Property:

1. An overhead power line (United Power) runs on or adjacent to the perimeter of the northern portion of the Property (Figure 3; Photo Points 1, 7D, and 14C; shown on Survey in Appendix 2B; Exception #19).
2. A 30 foot petroleum pipeline easement runs between the oil and gas well site and E. 144th Avenue (shown on Survey in Appendix 2B; Exception #21).
3. A 30 foot City of Brighton sanitary sewer easement runs along a portion of the west property line (shown on Survey in Appendix 2B; Exception #11).
4. A 30 foot City of Brighton fiber optic easement runs along a portion of the west property line (shown on Survey in Appendix 2B; Exception #13).
5. A 30' City of Brighton storm sewer utility easement runs along a portion of the north property line (shown on Survey in Appendix 2B; Exception #12). The pipeline exists with surface manholes (Photo Point 13B).
6. A small portion of Fulton Lateral Ditch runs through the very northwest corner of the Property (see survey in Appendix 2B; Photo Point 13B).

10.3.2 Structures

There are two locations of residences and related outbuildings. The main farmstead is located along Sable Boulevard (Figure 3) and contains a house (Photo Point 4), garage (Photo Point 3), stucco barn (Photo Point 5), a dog pen (Photo Point 5) and two sheds (Photo Points 2 and 3). A farm worker house is located in the southwest corner of the Property along E. 144th Avenue (Figure 3; Photo Point 15) along with a shed and old outhouse (Photo Point 16). It appears from the survey (Appendix 2B) that the shed and outhouse are located just northwest of the Property. A well house is located near the center of the Property (Figure 3; Photo Point 7A).

Table 9. Structure Inventory

Structure Type	Square Footage (estimated in field)	Notes
Farmstead		
House	1,950 plus 500 for deck	Photo Point 4
Garage	800	Photo Point 3
Utility Shed	120	Photo Point 2
Storage Shed (next to garage)	64	Photo Point 3
Stucco Barn	2,400	Photo Points 5 and 6
Farm Worker House Area		
Farm Worker House	770	Photo Point 15
Shed	64	Photo Point 16
Old Outhouse	30	Photo Point 16
Other		
Well House	28	Photo Point 7A

The main house at the Farmstead and the Farm Worker House are served by individual wells and septic systems.

10.3.3 Roads and Trails

Farm roads run on the perimeter of the Property (Figure 3; Photo Points 1, 7D, and 12C). Most of the roads are dirt and approximately 10 feet in width (see survey in Appendix 2B). The road at the northeast property corner is wider, ranging from 15 feet to 20 feet in width (Photo Point 12C; GPS Landmark 19).

The entrance road to the Farmstead off of Sable Boulevard is gravel and 14 feet wide (Photo Point 1; GPS Landmark 1).

The access road for the oil and gas well is gravel and 15 feet to 17 feet in width (Photo Point 9C; GPS Landmark 16). The survey indicates that this road is not within the easement (Appendix 2B).

There are some roads interior to the agricultural fields (Photo Points 8D and 11C). These appear to be more ephemeral in existence, used during planting and harvesting, and changing location from year-to-year based on the shape of each field and the crops grown.

10.3.4 Fencing and Boundary Management

There is fencing around the farmstead that is plastic rail (Figure 3; Photo Point 1). The only other fencing is on adjacent properties (Figure 3; Photo Points 1 and 7D).

10.3.5 Hazardous Materials

A Phase I Environmental Assessment has been conducted on the Property (Western Environmental and Ecology, Inc. 2016). The assessment concluded there was no evidence of recognized environmental conditions (RECs) in connection with the Property.

10.3.6 Trash

No trash piles or dump sites were observed on the Property. The Property is quite clean and well kept.

10.3.7 Billboards and Signs

There are no commercial billboards or signs on the Property.

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12.0 REPORT PREPARER

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Professional Interest

Dave has forty-one years of experience in natural resource planning and management, land use planning and public policy in both the public and private sectors. Management of natural resources includes inventory and baseline documentation, development of property management plans, and development of public planning policies. He has participated in the identification and protection of tens of thousands of acres of ecologically significant land in the State of Colorado.

Conservation Easement Baseline Reports. 1993 to present. Baseline reports conducted on over 145 properties and 120,000 acres of land. Baseline reports are formatted and conducted to meet Internal Revenue Service regulations with respect to charitable contributions of real property interests for the purposes of land conservation. Reports also follow the recommendations of the Land Trust Alliance's Standards and Practices for the Stewardship of Conservation Easement. Inventory reports establish specific resources to be protected by Conservation Easements, and the public interest served by these easements.

Experience

- Consultant, Earthwork Conservation Planning LLC (2003 to Present)
- Resource Planner, Boulder County Parks and Open Space (1984 to Present)
- Wildlife Researcher, Colorado Parks and Wildlife (2011 to Present)
- Wildlife Researcher, Rocky Mountain Bird Observatory (1998)
- Wildlife Researcher, Colorado Bird Atlas Partnership (1993 and 1994)
- Wildlife Researcher, Lake Eldora Ski Corporation (1989 and 1990)
- Land Use Planner (1975 - 1983)
- Volunteer Researcher, Boulder County Nature Association (1982 to present).

Interest, Service and Membership

- Founding member of Boulder County Nature Association.
- Volunteer Naturalist for Boulder County Parks and Open Space (1982-1997).
- Trip leader for National Audubon Society National Convention, The Nature Conservancy, National Wildlife Federation, and Environmental Adventure Company.
- Member of Colorado Coalition of Land Trusts, Colorado Open Lands, Palmer Land Trust, Colorado Field Ornithologists, and Boulder County Nature Association.

Education

B.S. 1974. University of Maryland. Major: Geography.

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