

ATTACHMENT E

Boulder County Parks and Open Space Capital Improvement Project Descriptions 2007–2012

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PUBLIC EDUCATION CIP Funds: \$50,000/yr

Educational Trailer: 2007-2008 CIP. This portable, interactive exhibit is one of the many tools used for public outreach at POS trailheads, special events, schools and local festivals around the county. One side highlights the department’s multi-disciplines and management activities. The other side describes Boulder County’s five life zones along with hands-on activities. A replacement panel of one side will be designed and constructed in winter 2007, and ready for the 2008 season.

Agricultural Heritage Center at the Lohr/McIntosh Farm: 2007-2008 CIP. The Agricultural Heritage Center (AHC) is located west of Longmont along Hwy 66. In 1985, Shorty Lohr sold the farm to Boulder County and donated \$25,000 to establish an educational center on the property. Today, the property is open to the public and highlights many aspects of Boulder County’s agricultural history and development since 1900. In 2007, plans are to complete the relocation of a granary to serve as feed storage and shelter for horse and cow. In 2008, a new smokehouse will be constructed. Beginning in 2010, there will be additional exhibit fabrication and/or replacement of exhibits – due to wear & tear of exhibits after 10 years of use, and new interpretive themes focusing on visitor interests and school curriculums.

Interpretive Panels at Various POS Sites: 2007 – 2011 CIP. Each year, interpretive panels will be designed and fabricated for various POS properties open to the public. Panels focus on the property’s natural, cultural, and agricultural resources, as well as resource management activities. 2007 panels will include: two panels at AHC about farm implements and the boneyard; one panel & two photo banners in the biomass plant; a series of panels for Eagle Wind Trail at Rabbit Mountain about natural & cultural resources; and one at Caribou Ranch about Montane lifezone.

Barrett House: 2007 CIP. The Barrett Farm is located north of Longmont on the east side of Highway 287 a short distance from Highway 66. The small intact farm complex is visible from the road and contributes to the rural historic character of the area. Plans call for the house to be used for small artifact storage. Asbestos abatement occurred in 2005. In 2006 work included insulation, drywall, bathroom installation, ductwork, electric and plumbing. In 2007, artifact shelving and security system will be installed.

Hard Rock Mining Driving Tour: 2009 CIP. Interpretive panels and audio component for driving tour of Boulder County's hard rock mining history. Parks & Open Space tour stops may include Cardinal Mill property, Caribou Ranch Open Space, Walker Ranch, Betasso Preserve, Gold Hill area, Jamestown area -- finishing at the James F. Bailey Assay Office Museum at Wall Street. There is potential for other agencies and museum participation, as well as grant funding. We anticipate a need for neighborhood input and meetings about this project during 2008 in the Jamestown and Gold Hill areas since those properties do not currently have a lot of open space use.

Cardinal Mill: 2012 CIP. Public access will be limited to small entrance at bottom and top of the mill, and trail connection in-between. Funds will be used for exhibits at the two sites and interpretive panels along trail.

Hall Ranch Stone House: 2012 CIP. Occurring with St Vrain Trail extension, the house would be used as a self-guided Visitor Center. The first exhibit will be a 3-deminional map of the St Vrain drainage; Heil Valley Ranch and Hall Ranch open space properties.

Grassy Top Signage: 2010 CIP. Interpretive sign to be located off the Peak-to-Peak Highway south of Ward. It will interpret the interesting landform that is Grassy Top, a meadow-covered mountain that the County is likely to acquire at little cost from the federal Bureau of Land Management through the Recreation and Public Purposes Act. The sign may also interpret the Switzerland Trail, which winds through the area.

Public Education Opportunity Funds: 2007-2011 CIP. In 2007, these funds could be used for furnishings inside the reconstruction of the Walker Ranch white house, "teachers trunk" materials, Assay Office Museum exhibits, and AHC demonstration field.

HISTORIC PRESERVATION CIP Funds: \$100,000/yr

Cardinal Mill: 2007, 2009 CIP & Opportunity Fund. Cardinal Mill is located off the Peak-to-Peak Highway just a few miles west of the Town of Nederland. The circa 1904 building is one of only three contemporary mills left in the state with most of its equipment remaining inside. During the summer of 2005 the Colorado Department of Public Health and Environment funded the reconstruction of the west side retaining wall and installed a new drainage system. In 2006, Historic Boulder, Inc. completed Phase I stabilization of the building with the assistance of a State Historical Fund Grant and matching funds from the County Commissioners. Plans call for Phase II stabilization to begin in 2007 with plans to open the building to limited public visitation in 2009.

Caribou Ranch Blue Bird Bunkhouse: 2007-2008 CIP. Located along the Switzerland Trail and next to North Boulder Creek at Caribou Ranch, the Blue Bird mine site is a rare example of a small mining complex originally dating from the 1870s. The site consists of the bunkhouse, Moore House, collapsed boarding house and several other smaller mining related buildings. The County Architect Division completed a historic structure assessment for the bunkhouse and Moore House in 2005. Plans and specifications are currently in progress for the bunkhouse to be restored in 2007 by Parks & Open Space Facilities Division and the Boulder County Youth Corps.

Caribou Ranch DeLonde House: 2007-2008 CIP. The DeLonde house is located within the DeLonde homestead complex in the main meadow at Caribou Ranch. Although altered over the years, the original house section may date to the 1870s and contributes to character of the homestead complex. A new roof was installed by the Parks & Open Space Operations Department in 2006. Plans call for a needs assessment in 2007 and rehabilitation in 2008.

Blue Jay Mine: 2008 CIP. The Blue Jay Mine is located in McCorkle Gulch southwest of Jamestown and is a well-preserved example of late 1930s- early 1940s surface plant including a hoist house, head frame and ore bin from the County's fluorspar mining history. Plans call for the submission of a State Historical Fund grant in Spring 2007 to stabilize the head frame and ore bin in 2008.

Walker Ranch Lower Barn: 2009 CIP. Located 7 ½ miles up Flagstaff Road, Walker Ranch was homesteaded in 1882 by James and Phoebe Walker and grew to 6,000 acres complete with farmhouse, root cellar, granary, smokehouse, springhouse, chicken and turkey houses, a wagon barn, a corn storage and pig barn, and various corrals and fenced pastures. Three generations of the Walker family lived at the ranch before Boulder County purchased the property in 1977. Walker Ranch is one of Colorado's largest single-site listings on the National Register of Historic Places and reflects a distinct story of how men, women and children impacted the western frontier and how they were changed by it. Located on the eastern part of the Walker Ranch property, the historic pole barn will be restored in 2009.

Braly Barn: 2009-2011 CIP. The circa 1903 Braly barn is located on the historic Wencel Farm northwest of Hygiene. The large gambrel roof barn features two prominent silos on the south elevation. Plans call for the stabilization of the barn from 2009-2011 for interpretation purposes and a meeting point for the public when the proposed trail crosses through the property.

Keyes Migrant Farm Workers Building: 2010 CIP. Located east of the City of Longmont on the Golden Open Space, the World War II era former army barracks building will receive a general exterior cleanup that will present a friendly facade to the public using the planned nearby trail. Plans call for a future interpretive sign to be placed along the trail to explain the significance of the building as its use on the site to house migrant farm workers in the area.

Miscellaneous Historic Buildings: 2010-2012 CIP. A group of smaller miscellaneous historic buildings that need a lesser degree of work were identified to receive funding from 2010-2012. The list and work will be refined and prioritized based on forthcoming assessments.

Miscellaneous Historic Agricultural Buildings: 2010-2012 CIP. A group of smaller miscellaneous historic agricultural buildings that need a lesser degree of work were identified to

receive funding from 2010-2012. The list and work will be refined and prioritized based on forthcoming assessments.

Caribou Ranch/Blue Bird Log Boarding House: 2012 CIP. Located along the Switzerland Trail and next to North Boulder Creek at Caribou Ranch, the Blue Bird mine site is a rare example of a small mining complex originally dating from the 1870s. The site consists of the bunkhouse, Moore House, collapsed boarding house and several other smaller mining related buildings. Plans call for the reconstruction of the log boarding house in 2012.

HISTORIC PRESERVATION: Other Funds

Harney-Lastoka: 2007-2009 Non-CIP Funding. The Harney-Lastoka property is located at the southeast corner of Highway 42 and South Boulder Road and serves as a visual legacy of the coal mining and agricultural heritage of the area. Jointly owned by Louisville, Lafayette and Boulder County, all improvements costs are divided between the three entities. The historic structure assessment of all the buildings and historic preservation master plan will be completed in May 2007. Plans and specifications for the house will be developed in 2007 and rehabilitation planned for 2008 for the future use by the resident farmer. In 2009, plans call for the rehabilitation of select outbuildings with help of the Louisville and Lafayette Youth Corps.

Walker Ranch House: 2007 Non-CIP Funding and Opportunity Fund. Located 7 ½ miles up Flagstaff Road, Walker Ranch was homesteaded in 1882 by James and Phoebe Walker and grew to 6,000 acres complete with farmhouse, root cellar, granary, smokehouse, springhouse, chicken and turkey houses, a wagon barn, a corn storage and pig barn, and various corrals and fenced pastures. Three generations of the Walker family lived at the ranch before Boulder County purchased the property in 1977. Walker Ranch is one of Colorado's largest single-site listings on the National Register of Historic Places and reflects a distinct story of how men, women and children impacted the western frontier and how they were changed by it. Tragically, the historic farmhouse burned to the ground in 1992. We will rebuild the house for use by a resident caretaker and interpretation purposes. Plans call for design/engineering to be done by Boulder County Architects in 2007 and the house to be reconstructed by POS and facilities staff in 2008.

TRAILS AND FACILITIES CIP Funds: \$150,000/yr

Heil Loop and Heil-Lyons Connector Trail: 2007-2008 CIP. In 2006, we started construction of a new Wild Turkey loop trail on Heil Valley Ranch (using volunteers and drop-in-the-bucket funds). The Olson property was purchased in 2006 and will allow for a trail connection into Lyons. During 2007, we will complete and open the new Wild Turkey loop trail, complete planning for a new trailhead in conjunction with the Town of Lyons' planning process for Bohn Park, and begin construction of the trail into Lyons. The connecting trail and trailhead will be completed in 2008. We have applied for a State Trails Grant in 2007 and will use additional funding from CEMEX to complete these improvements.

Niwot Trails: 2007 CIP. The Niwot Trail Master Plan was completed during 2006 and identified trail needs for this area. In addition to conceptual routes for the Longmont to Boulder regional trail (LOBO), several other trail improvements were identified. The Centrebridge section is

currently part of the future LOBO connection and several sections of the existing trail are in need of replacement. The deteriorated concrete will be removed and replaced with a crusher fines surface. A new section of trail was identified along 95th Street that would connect the eastern terminus of the Niwot Trail (at 95th and Niwot Road) to the Wildview neighborhood (located along 95th Street just north of Niwot Road). Additional funding will come from cash-in-lieu.

Mud Lake: 2007 CIP. The Mud Lake Management Plan was completed in 2004. Major improvements were completed during 2006 which included a new parking lot, trails, picnic facilities, a restroom and a boardwalk over Sherwood Creek. During 2007, we plan to construct a viewing platform on the west side of the lake to provide interpretive opportunities, a small boardwalk on one of the interior trails and additional fencing to control parking and visitor access along the south end of the property.

Trailhead Improvements – Flagg Park and Coalton/McCaslin: 2007 CIP. Planning is currently underway for connecting trails at Rock Creek/Coal Creek and trails that would connect the City of Boulder’s Marshall Mesa to Superior and the eastern terminus of Coalton Trail. These trail connections will drive the need for additional parking facilities. Priorities for implementation and costs at each site will depend on final designs and funding partner contributions.

- The trailhead at Flagg Park is in a deteriorated state and a site master plan is currently being developed. POS will develop final plans and attempt to partner with Boulder County Transportation and Lafayette to fund these improvements. POS will make minor improvements during 2007 and work with these other agencies to fund future phases.
- On the eastern terminus of the existing Coalton Trail, there is an informal roadside parking area. A formal parking lot will be designed and constructed during 2007/2008. Potential funding partners include Boulder county Transportation and Superior.

Hall Ranch Interpretation Parking: 2007 CIP. A short interpretive trail will be constructed from the existing trails to the historic stone house and a small parking area will be constructed closer to the stone house itself for those with special needs or staff lead interpretive events.

Walker Ranch Implementation: 2007 - 2010 CIP and potential grant funding. Resource evaluations required for a management plan update will be done by contract in 2007, funded by the opportunity fund. A trail alignment options study will be completed in the area of the “wall” near the Ethyl Harrold Trailhead in 2007, with help from BATCO grant funding. Trail work could be implemented as soon as 2008, depending on recommendations that come from the trail alignment study.

Caribou Ranch Phase II: 2008 CIP, donation or grant. The second phase is a connector trail that would link the Caribou Ranch loop trail with the Forest Service parking lot at the south end of the Sourdough Trail. We anticipate that the connector trail will be located on the old Switzerland Trail railroad grade. A bridge is necessary to cross Boulder Creek, and may be partially funded through a \$50,000 donation or a possible GOCO grant. There is also a potential north loop in the trail alignment study area.

Legion Park: 2008 CIP. Upgrade park and restore walls. Entry will be redesigned as part of CDOT road-widening project, projected for 2008 in this section of Arapahoe.

Betasso Interpretive Loop Trail: 2008 CIP. A new short interpretive trail will run from the existing trailhead to the historic structures (the pole barn and the cabin), providing visitors the opportunity to view the restored buildings.

Coal Creek/Rock Creek to Rock Creek Farm Spurs: 2009 CIP. We will construct two spur trails from the overall Coal Creek/Rock Creek trail. The first will run along 104th Street to Stearns Lake on Rock Creek Farm. The second would go along Brainard Drive to provide access to future development in Broomfield. We will seek additional funding from Lafayette, Broomfield and/or grant funding to complete these spurs.

Walden Master Plan Revision and Boardwalk: 2009-2010 CIP. Since the POS staff moved out the Walden offices in 2005, the A-Frame and accessory buildings have been torn down. The management plan will be updated in 2008 and an overall site master plan will be developed to identify specific trail and facility improvements. Potential trail/facility improvements include replacing the existing boardwalk, additional trails and parking. Other projects may include improving wetlands, managing the site's vegetation and moving water between ponds during dry years. Additional funding from Cash-in-lieu.

Reynolds/Rogers: 2010 CIP. These mountainous properties are located south and west of Nederland. Because of their location between Nederland and USFS lands, many social trails exist throughout the property. The plan is to establish a formal trail system, close some social trails, add clarifying signage, delineate a wildlife conservation area, and thin parts of the forest for fire protection and forest health. This project has been delayed due to timing with the USFS on their travel management plans, which connect to trails on this property.

Hall Ranch to Lyons Trail Connection: 2010-2011 CIP. The Board of County Commissioners approved the Lyons-Hall Ranch Trail Connection in 2006, accepting the staff's recommendation as long as the following issues can be satisfactorily addressed before implementation: parking, breakaway bridge design, public safety on Old South Road, and wildlife impacts. The approved recommendation is to build a trail from Hall Ranch going under State Highway 7 using the existing stock underpass, construct a bridge to cross the South St. Vrain, and build a short trail to Old South Road. The total estimated budget is \$180,000, and we will apply for a State Trails grant to complete this project.

Gold Hill Trails, Parking, Restroom: 2011-2012 CIP. If we take over the BLM land in the Gold Hill area pursuant to the Recreation & Public Purposes Act, we will build trails and facilities as approved in the management plan for the property. In addition to trails, we will likely build a parking lot and restroom at the top of the hill, off Sunshine Canyon Drive.

Kenosha Ponds Trail connections: 2011 CIP. Trails and improvements per plan. Potential improvements include trails around the gravel ponds and connecting to future regional trails to the west and northeast.

Steamboat Mountain: 2012 CIP. Placeholder for improvements per management plan that has yet to be completed.

TRAILS AND FACILITIES: Other Funds

Lagerman Master Plan Upgrades and Implementation: 2007-2008 Cash-in-lieu. A site master plan was developed in 2006 and identified possible projects which include redesigning the parking lot to accommodate vehicles and trailers, replacing the dock, constructing a kiosk, landscaping and picnic sites.

Niwot Trails: 2007 CIL. Trail connections along 95th Street per the Niwot Trails Master Plan, to be completed in 2007 (see previous description).

Marlatt Tree Access: 2007 CIL. We will construct a short trail, small parking area and observation deck to provide viewing and interpretation of the champion cottonwood located on the southern part of the Marlatt property near Hygiene.

Niwot Loop TH Reconfigure: 2007 or 2008 CIL. The existing trailhead at Niwot will be reconstructed to better accommodate visitor and recycle center needs. Depending on Land Use permitting and funds, work may not be done until 2008.

Harney-Lastoka Trails and Garden: 2007 CIL. This is a project in collaboration with Lafayette and Louisville to create a community garden, a parking area and a trail connecting to the Coal Creek trail system. A GOCO local government grant may provide additional funding.

South County Grasslands Trail Planning: 2007 Transportation funds. Regional Transportation funds will be used to hire a consultant to develop a trail master plan for this area. The goals of the plan will be to connect trails between the City of Boulder's Marshall Mesa into the existing Mayhoffer/Singletree Trail in Superior and then south to the eastern terminus of the Coalton Trail. Implementation of these trails will be funded largely by the County's transportation tax for regional trails.

Niwot Loop Trail/Dry Creek: 2008 – 2012 CIL. CIL funds will be used to connect the Niwot Loop Trail along Dry Creek and supplemented with regional Transportation funds to complete the LOBO Trail into Longmont per the Niwot Trail Master Plan completed in 2006.

Northrim Trail: 2008 CIL. During 2006, the City of Boulder resolved land ownership issues associated with this trail connection. A final trail plan will be developed during 2007 and constructed during 2008. After construction of the trail, the county would turn over management to the City of Boulder, which currently manages a number of trails in the vicinity.

Heil-Lyons Connector: 2008 CEMEX donation funds. Additional funds used to supplement CIP funds to connect the trail into Lyons and build a new parking lot (see previous description).

Walden Master Plan Revision and implementation: 2008 CIL and 2009 CIP. See previous description.

Niwot LHVG improvements: 2009 CIL. As part of the LOBO regional trail project, we anticipate improving the Left Hand Valley Grange parking lot, including the addition of a restroom. This will be funded primarily out of the Transportation Regional trails tax.

Braly Trail and Facilities: 2010 Cash-in-Lieu. We will construct a loop system of trails around the reclaimed gravel ponds, as well as a connection to the St. Vrain regional trail. At some point after that when funding is available, we will evaluate the possibility of constructing an interpretive center, parking lot and restroom on the property.

ECOSYSTEMS CIP Funds: \$150,000/yr

Grassland Restoration: 2007-2012. Restoring degraded land or returning agricultural land back to native prairie. Continue working on 750 acres in various stages of restoration and add 750 acres in the next 5 years. Includes the following properties: Dowe flats/CEMEX, Loukonen Outlots, Rock Creek Grasslands (SE county properties), Two Creeks (Flagg, Stephenson/Nelson), and Warembourg.

Shoreline Stabilization: 2007, 2008, 2010, 2011. Many of the gravel mine ponds POS acquired have eroding shorelines. These projects are mainly focused at the Pella/Marlatt properties and Braly property.

Instream Flow Rights: 2007-2012. Instream flow rights ensure that some water is maintained in a stream instead of all the water being taken out for agricultural and municipal uses. We now have an opportunity to secure instream flows on the St. Vrain River.

Riparian Restoration: 2007-2012. Projects for restoring streams and riparian areas. This includes the restoration of the Coal Creek riparian area at Warembourg in 2007, and future riparian restoration at Lower Boulder Creek and on Rock Creek.

Native Plant Propagation: 2007-2012. We are collecting local, native ecotypes of seed that are not available commercially. We plan on increasing this seed by planting it out in fields on Open Space agricultural land and by hiring a contractor for seed increase. This seed will then be available for ecological restoration projects in the future.

Reclamation/Revegetation: 2007-2012. This category covers projects that do not fall under other restoration categories, such as “Grassland Restoration” and “Riparian Restoration”. Also, these projects may not restore the original ecosystem, but involve reestablishing some vegetation, whether native or not. The projects at Cushman and Monarch properties fall under this category. Both these projects involve revegetation with prairie dogs.

Wildlife Habitat Restoration: 2007, 2010. Although all of our restoration projects are for wildlife habitat, these projects may be more targeted for creating wildlife habitat on agricultural properties, including Sisters of Saint Francis, Loukonen Outlots, and Kenosha properties.

Road/Social Trail Closure: 2008-2012. Close existing roads that are eroding and causing resource damage. Includes road closure on the following properties: Blue Jay Mine, Hall, Reynolds Rogers, Caribou Ranch, and Gold Hill properties.

Wetlands: 2008. Restore or create wetlands. Projects include Phase 2 of the Rock Creek Restoration project in which we have two grants, \$50,000 from CDOW and \$50,000 matching from UDFCD, and Kenosha gravel mine reclamation.

Wildlife Corridors: 2009, 2012. Projects to enhance wildlife corridors, such as helping fund elk crossings on Highway 36.

Opportunity Fund:

- **Plague Opportunity Properties:** As prairie dogs die off from plague epidemics, we have identified a number of properties that need restoration once prairie dogs are gone. As these opportunities arise, we will move in to restore these areas.
- **Russian Olive Removal:** Every year, we spend money that is not used for other projects on Russian olive removal. We have many properties with Russian olive trees. As money becomes available towards the end of the year, we will use this money for Russian olive tree removal.

AGRICULTURE CIP Funds: \$125,000/yr

Irrigation Diversion Structures: 2007 & 2012 CIP. Diversion structures are the mechanical means by which irrigation water is diverted, directed and controlled. With better control and precise distribution of water, we can better manage and accurately direct water flow. Diversion structures also decrease erosion at key points, when water changes direction. Installation of these structures is an ongoing project as the County has numerous properties in need of the increased efficiency of diversion structures.

Two structures are planned for construction in the year 2007. One structure is located on the Burchfield Property. It is a combination of diversion structure along with the installation of a new headgate on the Supply Ditch (who may cost-share 50% in this project). This project will allow us to irrigate 12 acres that has not been irrigated for many years, do to the deteriorated shape of the existing headgate. This will generate an increase in the annual revenue on this farm, with a pay out in 20years or less. The second structure is located on the Coen/Johnson Property. There is a great deal of water being lost, bypassing the old existing structure, and not being utilized on this farm. This project will correct this situation and increase our water availability, which will increase crop production. Which will generally translate into increased revenue.

Drain Tiles: 2007, 2011, & 2012 CIP. The Imel property had drain tiles installed many, many years ago, like many other farms in Boulder County (Macy & Ertl to name a few). Drain tiles are installed to better control subsurface ground water, which improves the quality, production, and the efficient use of the land. These tiles are now deteriorating to the point of breaking up and plugging up, causing water to sit and flow on top of the ground. This causes crop damage and lost revenues. This project is to repair the damaged section of the drain tile system and unplug the drain tile if needed.

If the drain tile system is not repairable, it may have to be replaced. A new method of installation is being investigated. The plastic perforated pipe is on a roll and is placed into the ground with a large ripper, eliminating the old method of excavating a trench for the clay tile and then backfilling. The funds for these projects can be matched or cost- shared through NRCS and the EQIP program. The cost share can be as high as 50% on some projects, as it varies for one project to another.

There is also a stewardship responsibility associated with these types of projects. The increase in standing water will increase the habitat for mosquitoes creating a greater risk of West Niles Virus.

Livestock Watering Facilities: 2007 CIP. The lack of water is the most limiting factor to management of grazing on our properties west of Superior. With improved distribution of water sites, and improved availability (the existing water tends to dry up in late summer) we will have more flexibility and options to manage grazing, necessary to positively influence changes in the plant community that will improve plant and animal diversity on our largest area of native grassland. This project will involve drilling a deeper well than at first thought. The shallow wells did not work. Hydrogen fuel cells are being looked at for the power source. The power source has been the limiting factor when drilling a deeper well.

Concrete Ditch Lining: 2007, 2008, 2009 & 2012 CIP. Lining ditches with concrete prevents erosion, conserves water, reduces irrigation water seepage, and allows more efficient management of crop irrigation. We plan to line irrigation ditches on the Haley, Lohr, and Warner properties. These properties have the same thin in common, water seeping through the existing open earthen ditch is creating wet areas in the field that reduce production and prevents harvesting. Concrete ditches create the same economic and stewardship benefits, as does gated pipe already mentioned. This is also a type of project that can be cost-shared with EQIP Funds.

Equipment or Machinery Sheds/Shop: 2007, 2011 CIP. The Ag Division and some of our Ag tenants have a great deal invested into tractors and farm machinery. With this kind of investment, it is valuable to have a shed to store and protect this equipment and to have shop space for machinery maintenance & repair out of the elements and keep tools and equipment secure. The 2007 project is planned for Craig Sterkel, one of our tenants. He leases approximately 1000 acres of irrigated row cropland from Parks & Open Space. He is one of our top producers and is a major component of our annual gross income. Traditionally, crop share rent leases were calculated with the farmstead included (house, sheds, corrals, etc.). But, Parks & Open Space functional farmsteads are very limited. Therefore in the interest of retaining a very good tenant, we feel it is an economical benefit to provide basic farm improvements for this tenant.

Irrigation Pipelines, buried: 2007 & 2009 CIP. We will replace sections of open irrigation ditches with buried pipeline in order to resolve issues with neighbors, mitigate or eliminate erosion concerns, and maximize the available amount of water for irrigation (through elimination of evaporative and seepage losses) and address irrigation management issues in general.

New Electric Service: 2007 CIP. We will be adding new electric service to JRCC in 2007 to supply power for the different irrigation pumps that the organic tenants will be using for the type of irrigation that organic farming requires. We feel this is a good stewardship responsibility for Parks & Open Space. We are trying to introduce small plots in support of our small acreage and organic farmers.

Gated Irrigation Pipe: 2007, & 2008 CIP. The use of gated irrigation pipe in place of an open, earthen irrigation ditch reduces the loss of water to evaporation, erosion and unwanted seepage plus facilitates more efficient irrigation. Water evaporation and seepage can range from 10% to 30% loss in an open earthen ditch. The prevention of irrigation water loss will create an economic benefit with an improvement in the farm's crop production do to increase in the actual irrigation water being delivered to the crops. This increase production will translate into an increase in the farm's revenues.

Irrigation of crops occurs directly out of the gates in the pipe and also results in a tremendous labor savings because it makes it so much easier to irrigate. These projects can qualify for cost-share funds from EQIP (Environmental Quality Incentives Program) through NRCS.

Fencing, Interior: 2007, 2008, 2009, & 2010 CIP. Interior fences delineate fields or pastures and provide the ability to more precisely manage all aspects of grazing. Although the type of fencing varies with each situation, we use permanent and temporary 1 to 3- strand electric fence, barbed wire and high tensile fence. Wildlife specifications are incorporated when appropriate. There is an economic benefit and a stewardship responsibility associated with this type of project. Without good fences grazing could not occur, thus preventing revenue from these properties. Also, without good interior fences, grazing management for the best stewardship of the land could not be accomplished.

Center-Pivot Irrigation Systems: 2008, 2010, & 2012 CIP. We will install center-pivot irrigation systems to conserve water, reduce erosion, reduce labor costs, and increase crop production. We are tentatively planning a system on Faul in 2008, on Rocky Mountain Fuel 3 in 2010, and on Barrett I in 2012. We have several more properties that would greatly benefit with a center-pivot sprinkler system, but funds are a limiting factor.

This is another type of project that can be cost-shared with NRCS through EQIP. This program will cost-share at a maximum of 50%, but generally with the higher cost of center pivots this percentage is usually a little lower. This greatly helps in funding these types of projects. A center pivot sprinkler will create an economical benefit for the County with increased production; typically a 25% increase in production or more is attainable. This correlates into increased revenue.

Center pivot sprinklers are a great benefit to our stewardship responsibilities. The farm field roads and open irrigation ditches are eliminated, reducing the prime location for noxious weeds to get established. This reduces the weed management costs.

Covered Hay Storage: 2009 – 2011 CIP. Protecting hay bales from the elements reduces hay spoilage and maintains the hay's value. We plan to construct hay barns on the Barrett, Holderby, and Imel properties and anticipate that the investment costs will be recouped in less than 13 years.

Fencing, Perimeter: 2008, 2009, 2011, & 2012 CIP. Most of the projects involve replacement of very old fences that cannot feasibly be rebuilt so that livestock can be safely contained while excluding trespass. In some instances we are fencing new boundary lines. Fences are usually barbed wire or in some cases 10- strand high tensile fence. The specifications for these fences take wildlife and human safety into consideration.

These projects also have the same economic benefit and stewardship responsibility as interior fencing.

Grain Storage Facilities: 2008-2009 CIP. Local grain storage facilities no longer exist as an alternative for grain storage, necessitating loss of time during harvest, and loss of potential commodity price increases throughout the year. We will be constructing two grain storage bins, one a year in 2008 and 2009. This type of improvement we anticipate a pay out in less than 12 years.