



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, April 25, 2024

TO: Parks & Open Space Advisory Committee
FROM: Melissa Arnold, Land Officer
AGENDA ITEM: Mariposa Passage Acquisition
ACTION REQUESTED: Recommendation to the BOCC

For much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to diverse Indigenous communities that continue to live here. We are partnering with Indigenous people to make meaningful changes to how we do our work that include Indigenous people, incorporate their perspectives, and honor their land stewardship legacy. Parks & Open Space operates within modern legal constructs of land ownership to steward Boulder County open space and accomplish these efforts on behalf of our community.

Summary

Boulder County proposes to acquire fee title to 2.43 acres owned by the Ranegar Revocable Living Trust for \$365,000. The property has an address of 799 West 1st Street in Nederland and is located near the intersection of State Hwy 119 and 72. Staff supports this acquisition.

Background Information

The Mariposa Passage property is the last undeveloped lot in the Titterington Estates subdivision on the western edge of the Town of Nederland and east of Tucker and Elk Draw open space. The property is situated at 8,440 feet in elevation on a south-facing slope with open meadows and pine forests, approximately 100 feet above Middle Boulder Creek. A shared driveway extends along the eastern edge of the property, and a dirt two-track road on the southern end of the property leads to the adjacent United States Forest Service (USFS) land, and Boulder County's Elk Draw and Tucker open space properties. The property is vacant except for a small shed.

Deal Terms

Boulder County will acquire fee title to 2.43 acres and remove one development right from the property. Acquisition of this property will provide the county with road access to the nearby Tucker and Elk Draw open space properties for essential wildfire mitigation work. This acquisition is not anticipated to provide any public access to these properties.

Boulder County is working with the Boulder Watershed Collective and the USFS on a forestry management plan that will remove fuel loads from the forested areas immediately west of the Town of Nederland, improving the health of the forest and reducing wildfire danger to the town. For the county and its partners to get vehicles and forestry equipment onto the Tucker and Elk Draw open space properties, it is critical to secure legal and physical access via this property. This property is the lynch pin to the planned forestry work and for overall property management work over time; it is situated on the road leading to the USFS and county forested properties. Fortunately, the landowners are willing to sell it to the county, allowing the county to secure this access for the county's administrative purposes only. County ownership of this property will not provide public access to USFS land or

county open space properties. This transaction will be paid for with open space sales and use taxes, which Boulder County can only use for open space purposes.

Acquisition Summary

| Acres | Water Rights | # Building Rights County Will Acquire | Price per Bldg. Right | Water Right Value | Total Purchase Price |
|-------|--------------|---------------------------------------|-----------------------|-------------------|----------------------|
| 2.43 | N/A | 1 | \$365,000 | N/A | \$365,000 |

Mineral Rights

Boulder County will acquire the mineral rights with this property.

Oil & Gas Leases

The property is not subject to an oil and gas lease.

Boulder County Comprehensive Plan Designations

The Boulder County Comprehensive Plan (Comp Plan) provides information about the area’s agricultural, cultural, environmental, and other open space resources (including passive recreation, community buffers, and scenic viewsheds). Maps in the Comp Plan indicate that the property is within the Indian Peaks Environmental Conservation Area.

Potential Uses

Like all properties acquired for open space, the property will be managed for an open space use. The property is vacant and used as private open space by the landowner. The property will be open to public use, unless Parks & Open Space later determines other closures or other open space uses are appropriate; however, the road that leads to this property from the Town of Nederland is not public, and although the county will receive private access easements for administrative use by staff, the public will not be able to access the property via West 1st Street in Nederland. The process to determine specific future open space uses (including public access via trails or other passive recreation versus closures that protect a property’s open space resources) is an involved planning process that can only be done after acquisition. Parks & Open Space staff need ample time after acquisition to evaluate the property, and no evaluations about other potential future uses have been made at this time.

Staff Recommendation

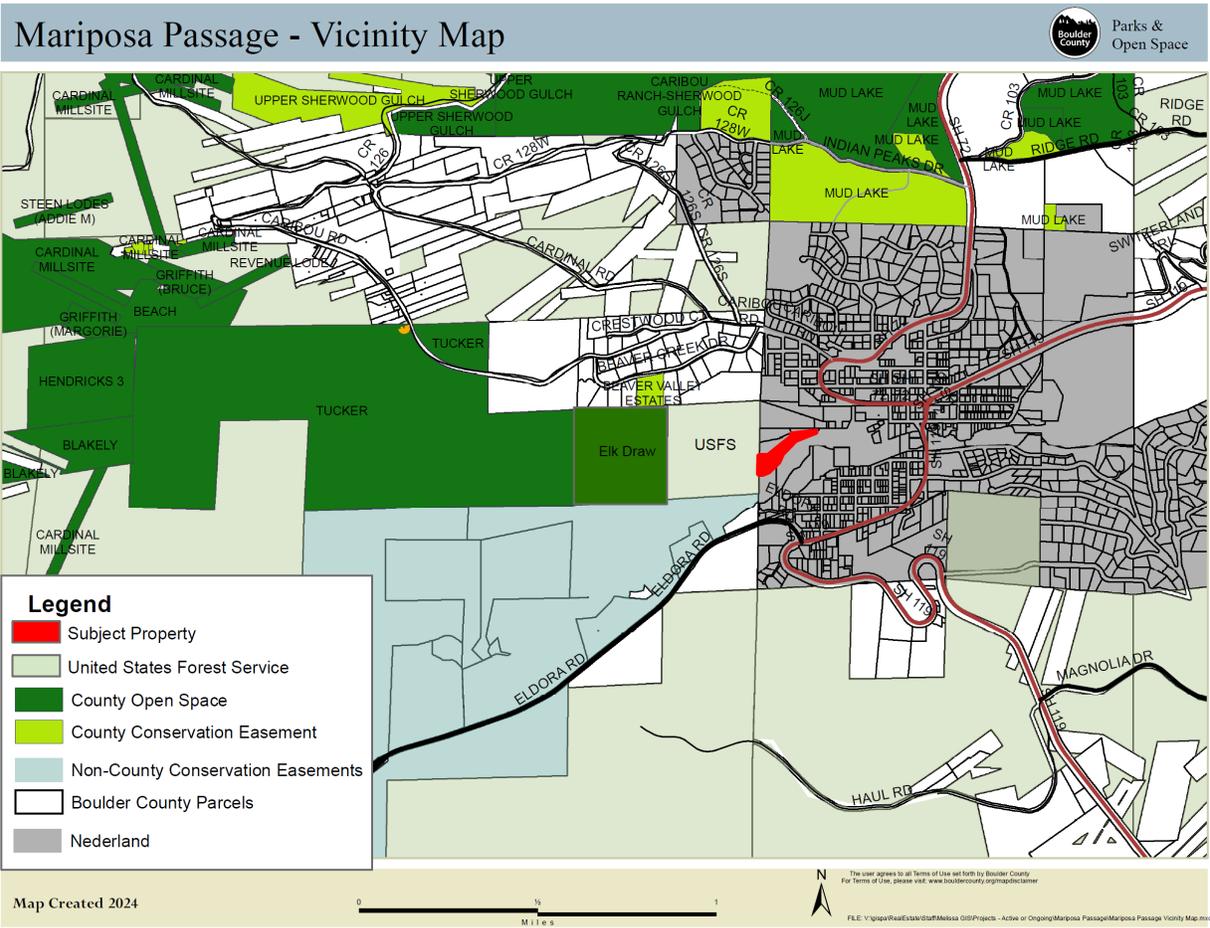
Staff recommends approval. Acquisition of this property will allow the county to better steward its nearby open space properties, by securing vehicular access needed for wildfire mitigation work and overall property management of these open space properties, now and into the future.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the project as described above and as further described by staff at the POSAC meeting.

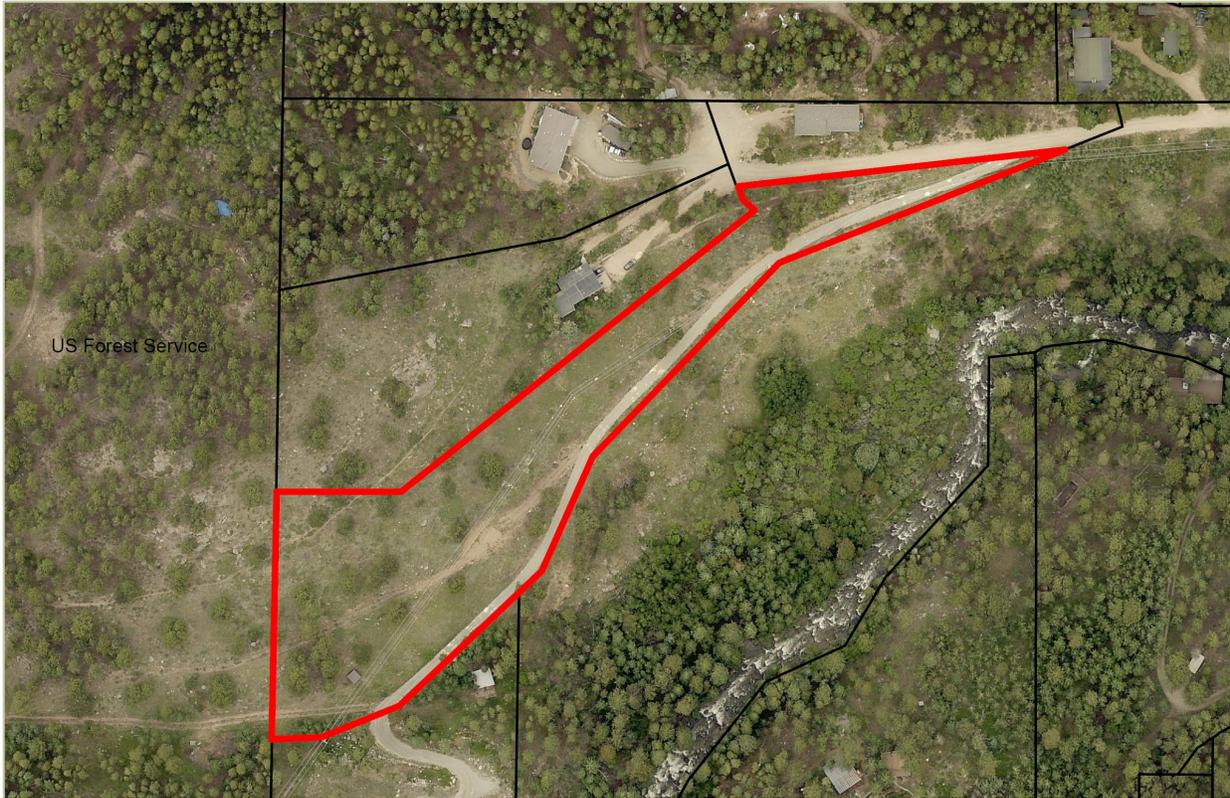
Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

Vicinity Map



Close-Up Map

Mariposa Passage - Property Map



Aerial Imagery 2022
Map Created 2024



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