



WEST AVON PRESERVE MANAGEMENT PLAN





West Avon Preserve

This 478-acre parcel in Avon is highly visible from the interstate corridor and is a primary northern viewshed for many valley residents. The property provides public recreation opportunities and serves as a buffer between the Singletree and Wildridge neighborhoods, forever preventing suburban sprawl in the area. Light pollution to the north has also been mitigated by conserving this land.

West Avon Preserve has long been a favorite spot for outdoor recreation. Avid mountain bikers and hikers frequent this beloved property right in their backyard. There is also a large number of wildflowers and different plant species on the West Avon Preserve, including the unique Harrington's Penstemon.

This conservation easement was made possible through the Eagle Valley Land Exchange, a global land swap project involving numerous agencies and individuals. Along with the West Avon Preserve, the Land Exchange added 800 acres of new land into the U.S. White River National Forest and over 700 acres of new conservation easements in Eagle County. Eagle Valley Land Trust is proud to have been a partner in the historic Eagle Valley Land Exchange to conserve and protect important open spaces and special places in our community.

READ MORE <https://evlt.org/place/west-avon-preserve/>

Experience/Things to Do:

Outdoor access, hike, birdwatch, bike, picnic, horseback ride, enjoy wildlife and nature, relax, recreate, scenic vistas, ecological interests. The WAP is kid friendly and dog friendly, at no cost!



MANAGEMENT PLAN FOR: West Avon Preserve

Town of Avon ("Town") is the current owner of the West Avon Preserve property (the "Property") legally described in and subject to a Conservation Easement ("CE") granted to the Eagle Valley Land Trust ("EVL") on April 23rd, 2013 and recorded at Reception No. 201309282 in the real estate records of Eagle County, Colorado. In the CE, shown in Map 1, the Town and EVLT are referred to as the "Grantor" and "Grantee", respectively.



This Management Plan for the Property updates and replaces all prior management plan versions for the Property and provides for the present and future management of the Property. This Management Plan Update ("Update") is revised periodically by Town and EVLT representatives as required by the CE and as necessary to manage conditions on the Property and how to best adapt our management response to changing conditions. The Property shall be operated and managed in accordance with the management issues addressed in the Update or as otherwise set forth in the CE. To the extent the provisions of this Update conflicts with the provisions of the CE, the CE shall control.

This Plan Update has been created to outline specific strategies to further protect, enhance and maintain the conservation values ("CV") set forth in the deed of CE. The Property's CV are: protection of relatively natural habitat, scenic enjoyment by the general public, and passive recreation and educational purposes for the public. All of the Property's CVs yield a significant public benefit. The Town is obligated to uphold the terms of the CE, such that all acts on and uses of the Property must have a positive impact, neutral impact or no impact to the CV. EVLT shall determine these 'impacts' at its discretion. EVLT does contend that the Property is a place where the public engage in 'active' recreation in a 'passive' setting, where 'active' implies physical exertion by people as they recreate in their free time.

The goal of this Update is to outline uses and actions that shall be implemented for the purposes of preserving and protecting the signatories investment in the CV that exist on the Property. An initial adaptive management practice matrix is given at the end of the plan. The matrix provides change thresholds linked to property improvements and resource management. EVLT is not responsible for the property improvements and resource management outlined in this Update in any way and has no enforcement duties. Usage rules and regulations are determined by the Town. EVLT is obligated to enforce the terms of the CE should they be violated.

A. GENERAL

Hours Open: Parking Lots will be open daily from 6am to 10pm. In addition to the closures provided for herein, the Property may be closed as determined by the Town for maintenance or to address wildlife or other matters affecting the Property. In the event of such additional closures, the same shall be posted on the Property and no additional notice to EVLT shall be required.

Rules & Enforcement: Avon has established rules and regulations for all open space properties that are owned and managed by the Town. The Town reserves the right to amend and enact such rules and regulations as deemed appropriate by the Town in the exercise of its enforcement powers for the preservation of the health, safety and general welfare of the Avon community. Any such amendment must have a positive or net neutral impact to the CV.

Rules: The following rules apply to the Property:

- No fires or fireworks
- No hunting on the Property and no hunting access across the Property
- No discharge of weapons
- No off-trail use that would lead to creation of new social trails
- No littering
- Dogs must be under voice command at all times, with owners/handlers possessing a leash at all times

- No collection of artifacts
- No commercial activity
- No removal or collection of plants, animals, fungi, or rocks
- No hang-gliding
- No loud music
- No camping
- No overnight parking in trailhead parking areas
- No smoking
- No motorized or electrically assisted recreation, except Class 1 e-bikes.
- No drones

All Town usage rules and regulations, as determined by the Town, are enforced by the Town.

Patrols: The Town shall patrol the Property on a regular basis (at least monthly during the winter) to effectively enforce the Town's rules and the requirements of this Plan. The Town shall periodically walk the Property to notice any changes, pick up any found inorganic debris, and take reasonable steps to address any changes that are noticed that adversely impact the CV.

Boundary Encroachments: The general public is not permitted to place or store personal items on the Property. Encroachments involving personal items include, but are not limited to, lawn furniture, yard tools and equipment, grass clippings, yard waste, building or construction materials, sports equipment, firewood, toys, targets, tents, forts, and trash. The Town will notify offenders that the activity is not permitted and will outline what is expected of them to correct the situation. In cases where offenders are not identified, the Town will remove the encroachment.

Recreational Uses: The Town and EVLT agree that the following recreational activities may occur on the Property, so long as they do not create new unauthorized trails or adversely impact the CV, and include: trail maintenance, education of the public, hiking, mountain biking, equestrian, jogging, running, picnicking, photography, wildlife viewing, bird watching, orienteering, Frisbee (no Frisbee Golf) , kite-flying, and other uses considered consistent with Town regulations or with the CV of the Property.

Motorized Use: No motorized use of the Property will occur unless it specifically involves the Town or contractors conducting property improvement or resource management on the Property. Class 1 e-bikes are the exception. (Class 1 - Pedal assist only bicycles, with motor assistance up to 20 mph. After top speed is reached, the motor stops helping.) Any damage to the CV as a result of motorized use shall be promptly restored by the responsible party within 45 days of discovery.

Seasonal Closures: During periods of closures noted herein, no property improvements or resource management activities shall take place, other than enforcement of the Town's rules and compliance with the requirements of this Update. The goal of seasonal closures being that no humans or domestic animals

enter any portions of the Property other than those areas specifically excepted from the closure, listed herein.

Water Rights: The Property includes any and all water and water rights, if any, which were conveyed with the Property to Grantor and shall be beneficially used on the Property. The Town shall retain and reserve the right to use the Water Rights or that portion sufficient to maintain and improve the CV, and shall not transfer, encumber, lease, sell or otherwise separate the Water Rights from title to the Property.

B. PROPERTY IMPROVEMENTS

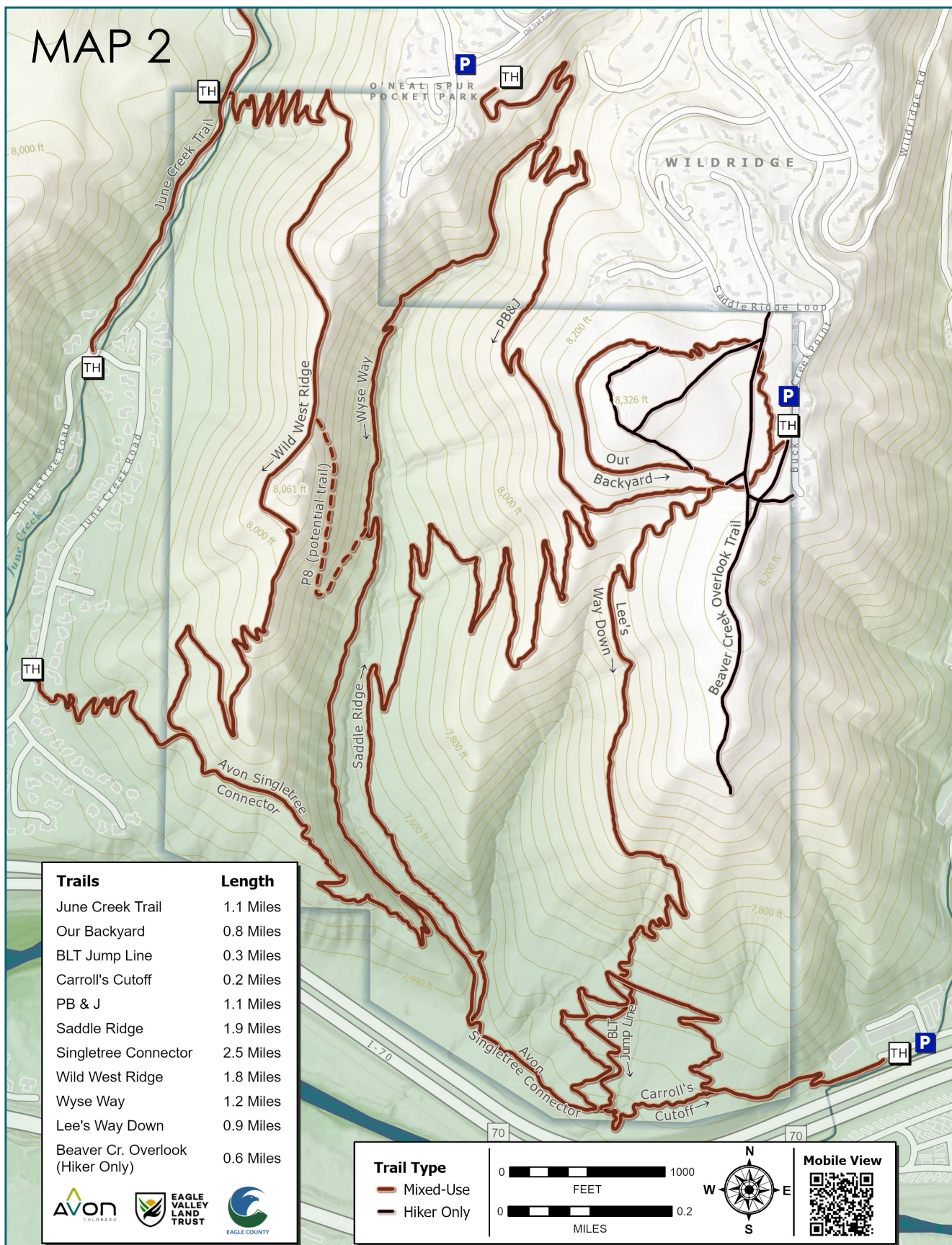
1. TRAIL MANAGEMENT

General: A large number of Property improvements linked to human movement across the Property using trails were evaluated and permitted in 2013-2014. A possible future addition to multi-use trail system on the Property is P8. A formal assessment of the impacts of P8, a trail identified in the Town of Avon Recreational Trails Master Plan, shall be conducted to determine the appropriateness and potential impacts. All future such Property improvements require approval by EVLT. All EVLT costs of assessing the impacts of such future proposals, including staff time, biological assessment reports, and legal fees, shall be reimbursed by the Town.

Description of approved trails: Over the years, the Town and EVLT have evaluated the expansion of the formal multi-use trail system on the Property through a series of public meetings. Through this process, a list of designated trails were agreed and are described below. Their locations are shown in Map 2. All designated trails use a natural surface tread of dirt, gravel or rock.

- **Our Backyard.** 0.89 miles. This is a multi-use loop trail, approximately 48" in width, that begins and ends in the Beaver Creek Point Parking Area.
- **Avon-Singletree Connector (ASC).** 2.36 miles. This is a multi-use trail, approximately 18-36" in width, that connects the Singletree Access on the west side of the Property with Nottingham Road on the east side.
- **Saddle Ridge.** 1.98 miles. This is a multi-use trail, approximately 18-36" in width, connecting ASC with Lee's Way, Playground Way, and the Easy Loop trails.
- **Beaver Creek Overlook.** 0.41 mile. This is an existing multi-use trail, approximately 48-60" in width, that begins in the Beaver Creek Point Parking lot and ends at the terminus of Beaver Creek Point. Duplicative trails that have developed and revegetating disturbed areas to natural conditions is a priority. Any improvements to this overlook trail will comply with the Americans with Disabilities Act (ADA).

MAP 2



- **PB&J.** 1.08 miles. This is a multi-use trail, approximately 24-36" in width, that connects O'Neal Spur Pocket Park with Saddle Ridge, Lee's Way, and Easy Loop trails.
- **Lee's Way.** 0.93 miles. This is a bike-use only downhill directional trail, approximately 24-48" in width, that connects Easy Loop, Playground Way, and Saddle Ridge with ASC and the Nottingham Road Trailhead.
- **Wyse Way.** 1.14 miles. This is a multi-use trail, approximately 18-24" in width, that connects ASC with Playground Way trail. The riparian areas exist along this trail zone.
- **Carroll's Cutoff.** 0.2 miles. This is a multi-use trail, approximately 18-36" in width, within the existing ASC trail boundary that connects the lower bench of the Property (ASC on both sides) in order to offer loop opportunities and a more gentle grade for beginner bicyclists or restricted hikers.
- **BLT.** 0.29 miles. This is a multi-use trail, approximately 36-48" in width, within the existing ASC trail boundary.
- **Wild West Ridge.** 2.18 miles. This is a multi-use trail connecting ASC with June Creek trail at the northwest corner of the Property. Multiple switchbacks exist within this trail zone.

The Town intends to employ sound stewardship:



- To implement land conservation practices to protect the Town's investment in the Property's sustainable human movement trail network and,
- To monitor associated passive recreational usage to ensure that trails and their use do not damage the CV.

The creation and maintenance of the trail network on the Property is currently managed in partnership with the Vail Valley Mountain Trails Alliance (VVMTA). The VVMTA has assured the Town and EVLT of its continued cooperation in assistance with maintaining the permitted trails and restoration actions linked to former social trails. Without continued cooperation from VVMTA, trail closures would be likely.



Trails shall be managed according to following stewardship principles:

Best Practices: The Town shall construct and maintain trails and paths throughout the Property using current industry standard best practices, with the goal of protecting and enhancing the CV. Best practices include: utilizing trail design and revegetation techniques that ensure that the scenic impacts to the Property are minimized; use of water bars, grade dips, grade reversals, French drains, full bench construction, proper back slope grading, proper trail out slope, and use

of erosion control fabric (if the gradient is steeper than 2:1 slope), and straw waddles and bales to sufficiently prevent erosion, sediment deposits and silting of creeks; avoidance of riparian areas; reuse of removed vegetation for erosion mitigation and habitat; use of hand tools and small machines, such as a 48" wide mini-excavator or Trail Dozer operated by a professional trail builder; and restoration practices as further described below. Trails shall be closed to the public until construction and maintenance is completed.

Maintenance: The Town shall construct and maintain trails and paths throughout the Property preventing additional areas from being impacted by passive recreation activities and mitigating conditions that lead to social trail development. Maintenance principles include:

- The Town may rely upon volunteer groups trained in best practices, like VVMTA, to assist in trail maintenance.
- Any person working on the Property shall be trained to recognize Harrington's penstemon, and any maintenance and construction activities shall make reasonable efforts to avoid impacts to Harrington's penstemon plants.
- Maintenance and construction shall not occur during the Property closure periods described above.
- Any trail corridors wider than the widths of the trails as described below are disturbed for trail maintenance, the Town shall restore the ground as described herein.
- Heavy equipment usage should be avoided for trail maintenance and construction due to the inherent impacts to the habitat and vegetation. Where heavy equipment is necessary, the Town or its representatives shall ensure that any damage to the Property created by the heavy equipment is restored as described herein.

Trail Closures: Trails shall be closed if the Town or volunteer groups are unable to maintain the trails adequately to prevent damage to any of the Conservation Values such as significant wildlife habitat, vegetation, or water quality impacts. In such cases, the Town shall close the trail immediately and communicate carefully with the community about the resource damage and need for all interest groups to work together to resolve the issue. Any damage to the CV must be repaired, the ground restored as described herein, and the source of the damage remedied before the trail can be reopened.

Between December 15th and April 15th all portions of the Property shall be closed to all uses to protect the Town's investment in sensitive wildlife species, except that PB&J, Our Backyard, and Beaver Creek Overlook will be open year round. The goal of the trail closures is to keep people and domestic animals from entering important wildlife wintering areas on the Property, thus minimizing negative wildlife impacts as much as possible.

Decommissioning of Social Trails: Any new social trails and short cuts shall be promptly closed and the ground restored by the Town. It is intended that public

use of the many social trails on the Property will continue to subside in favor of the sustainably built, well maintained, trails that have been constructed on the Property. Social trails shall be allowed to regenerate vegetation and fill in naturally over the coming years due to disuse. Social trails, and areas unable to regenerate naturally, will be restored as described herein by the Town. Closure signage will be installed as needed at the discretion of the Town.

Trail Restoration: Restoration shall be according to current industry standard best practices including relieving compaction, scarifying the surface to prepare the ground for seeding, and collecting and scattering organic debris and the appropriate mixture of native grass seed and straw, and providing erosion control measures including those noted in best practices above. The goal is to make trails that are decommissioned invisible and revegetated with native cover. Reseeding should occur at an appropriate time of year to encourage germination, and a qualified botanist should review the seed mix to ensure it does not contain any non-native grasses or forbs. To protect its investment in restoration activities, the Town should revisit restored areas throughout successive years to monitor the revegetation process and perform appropriate restoration activities (including weed control and reseeded) until areas are successfully restored.



2. TRAILHEADS AND PARKING AREAS

Trailhead, parking, and minor improvements are permitted as described below. Users will access the Property from one of the identified trailheads and parking areas noted in Map 2.

Description of trailheads:

- **Nottingham Road.** This trailhead is not on the Property. It is located on a Town of Avon Right-of-Way on the south side of the Nottingham Road cul-de-sac, approximately 750' west of the intersection with Metcalf Road outside of the Property. This access point will be improved to prevent or mitigate future debris flow issues that stem from hillside to the north. Signage will be installed describing the "non-motorized" status of the trail and designating between 5 and 10 parking spaces along Nottingham Road right-of-way. If necessary, post and rail fences will be installed to prevent motorized vehicles from accessing the Property.
- **Beaver Creek Point.** This existing trailhead on the Property is accessed from the Beaver Creek Point Parking Area, at the midway point of Beaver Creek Point Road. It accommodates 6 cars and is surfaced with asphalt. The parking area is fully contained within the Building Envelope as described in the CE. A split rail fence defines the area to avoid motorized access to the trail system. Parking signage and trash receptacles are provided. Trail signage is installed.
- **O'Neal Spur Pocket Park.** This trailhead is not on the Property and is located at the O'Neal Spur Pocket Park at the intersection of Old Trail and O'Neal Spur roads in Wildridge. There are existing on-street parking spaces and park facilities. This trailhead can be utilized to access trails including the Wyse Way and PB&J trails. Parking is available.
- **Singletree Access.** This trailhead is not located on the Property. In 2003, the Berry Creek Metropolitan district purchased this property in order to provide access to the planned trail network. This access point is located at 701 June Creek Drive on the eastern edge of the Singletree Community in Eagle County. A split rail fence and vehicle gate are installed to prevent motorized vehicles from accessing the Property at this location. Signage is installed to notify trail users of its "non-motorized" status.

The Town shall maintain all improvements in good condition including the replacement of dilapidated improvements, the replenishment of dog station bags, and the removal of trash. Any portion of the Property disturbed due to the maintenance and construction of trailheads and parking areas shall be restored to a condition as close to its original condition as reasonably practicable.

The Town will monitor use and the condition of the trailheads to determine if a restroom facility is needed. No current plans for restroom facilities exist. The location of any restroom facilities would be adjacent to select trailheads. Prior to the placement of any restroom facility on the Property, the Town and EVLT shall agree on the need.

Two 2 acre building envelopes are permitted by the CE allowing these new improvements after notification of and consultation with EVLT: “trailhead facilities and associated parking areas (including landscaping berms and landscaping), sheds, restroom facilities, and accessory uses and structures.” The location of the building envelopes must be designated by this Plan (or in an update to this Plan) prior to constructing any improvements within the building envelopes. As of this writing, the only building envelope identified by the Town is the area surrounding the existing Beaver Creek Point trailhead, improved as described below. Other improvements shall be agreed upon as required by the CE and this Plan.

3. MINOR IMPROVEMENTS

The following is a list of permitted minor improvements.

Signage: Signage will include regulatory, educational, and directional signs, mainly in the trailhead locations, with limited signage at trail intersections. The Town will develop, install and maintain an effective trail signage system that is tasteful, unobtrusive to the natural landscape, and consistent with size limitations stipulated in the CE (less than twelve square feet). The goal is to provide a comprehensive coordinated sign program. Regulatory signs will essentially focus on rules for using the Property. Directional signs with trail maps may be located on the Property at trail intersections and key way-finding points. Educational or interpretative signs and trail etiquette signs may be concentrated at the trailhead, with limited signs along the trails at unique vantage points (i.e. Beaver Creek Overlook terminus).



Signage shall be installed as needed and continuously, following CE notification.

To foster appreciation of Harrington's penstemon, an important element of Colorado's natural heritage, the Town shall provide interpretive signage at all the trailheads on the ecology of the Harrington's penstemon highlighting how the area is the core of Colorado's last remaining population of the plant.

To educate the public and to justify the winter closure and dog ban, the Town shall provide interpretive signage at all trailheads showing maps of the deer and elk winter range.

All signage costs shall be borne by the Town.

Trashcans: Wildlife-proof containers are installed by the Town on the Property at the Beaver Creek Point parking area and the O'Neal Spur pocket park and trailhead. The receptacles will be emptied regularly by Town staff. Additional wildlife-proof receptacles will be added as necessary based upon use and needs

identified and determined by the Town.

Dog Bag Dispensers: It is anticipated that many users will visit the Property with dogs. Dog-bag dispensers will be installed at each trailhead maintained by the Town.

Picnic Tables: The Town shall maintain picnic tables on the Property at the terminus of the Beaver Creek Overlook Trail. Tables will be situated in a manner that does not negatively impact the scenic qualities.

Benches: Memorial benches have become an increasingly popular way to remember and pay tribute to loved ones. The Public Works Department manages the West Avon Preserve Memorial Bench Program, which currently includes up to four locations.

Fences: If deemed necessary by the Town for land stewardship purposes, new fences and gates may be constructed and placed by the Town. The Town will insure that the fences meet standards established by Colorado Parks and Wildlife designed to reduce wildlife entanglement risk.

C. RESOURCE MANAGEMENT

The Town intends to employ sound management and land stewardship practices to protect its investment in the wildlife habitat and to preserve the Property in a natural, scenic, and open condition.

The Property provides habitat for a variety of wildlife species, including migratory songbirds, raptors, small mammals and big game. It also provides habitat for species considered rare, threatened, endangered or of special concern including the bald eagle and northern leopard frog. Riparian areas on the Property provide suitable habitat for the Northern Leopard frog (listed as a species of concern by the State of Colorado). The Property also contains important summer and winter range habitat for mule deer and elk, critical winter range for mule deer and bald eagle, as well as overall range for mountain lion, and is considered summer range for black bear.

Vegetation on the Property is composed entirely of native plant communities including sagebrush shrublands, mixed mountain shrublands, Pinyon-juniper woodlands, and aspen stands. The Property has good quality winter range, providing important cover for deer and elk populations, and containing favorite browse species including mountain mahogany, big sagebrush, antelope bitterbrush, rabbitbrush, Rocky Mountain juniper and a diverse understory of grasses and forbs. Sage brush provides suitable habitat for Greater sage-grouse (a Colorado listed species of concern).

The Property also contains a significant population of the extremely rare Harrington's penstemon (*Penstemon harringtonii*). Harrington's penstemon is a globally and state vulnerable plant species that is restricted to Colorado and is found almost exclusively in sagebrush habitat. It is found in 37 locations across six

Colorado, with the heaviest concentration centered in Edwards, Colorado. The Colorado Natural Heritage Program (CNHP), a sponsored program at Colorado State University, tracks and stores information in a database on natural heritage elements (occurrences of significant natural communities and rare, threatened or endangered plants and animals) in Colorado. According to CNHP, the plant and its habitat are highly threatened by residential and recreational development. These threats combined with its restricted range emphasize the urgent need for its protection and continued stewardship.

The Town intends to take the following actions to protect the Town's investment in wildlife habitat (additional natural habitat management activities may occur as agreed to in writing by the Town and EVLT prior to action):

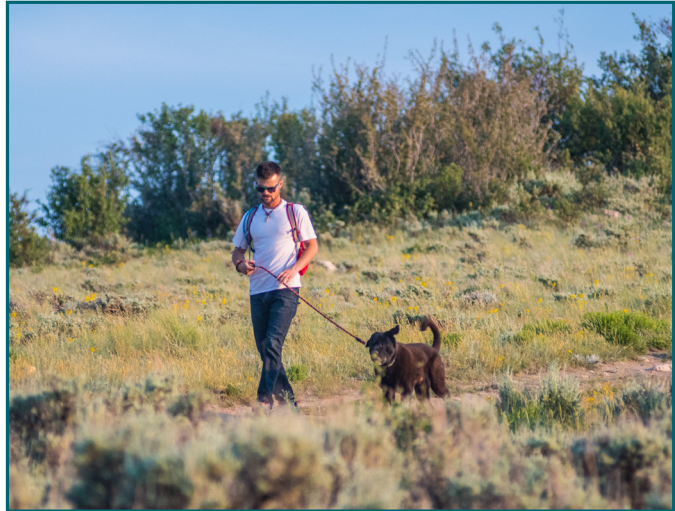
Harrington's Penstemon: Maintenance, construction and management activities, which could impact the Property outside of the existing trailheads and trail treads, such as the reroute of trails and paths, should be planned to occur when Harrington's penstemon is in flower (usually June-July), as it is difficult to identify when not in flower. While a rare and vulnerable plant, Harrington's penstemon is believed to be found in large quantities on the Property, in places far outnumbering other types of more common penstemon. Such maintenance, construction and management activities that occur outside the flowering season for penstemon should avoid disturbance to any penstemon rosettes as these may very well be Harrington's penstemon.

The Town will conduct a biological inventory and mapping of Harrington's penstemon in the planning stages for any trail reroutes or new trail alignments to ensure the locations of this vulnerable plant species are preserved to the greatest extent possible.



Preserve Closures: Between December 15th and April 15th all portions of the Property shall be closed to all uses to protect the Town's investment in sensitive wildlife species, except for PB&J, Our Backyard, and Beaver Creek Overlook trails that are open year round. The goal of the trail closures is to keep people and domestic animals from entering important wildlife wintering areas on the Property, thus minimizing negative wildlife impacts as much as possible. Additional closures may be implemented by the Town, if deemed necessary to protect the CV of the Property. EVLT shall be notified in writing of any additional closures. Additional closures pursued by the Town do not need the approval of EVLT.

Dogs: Recreation users of the Property must comply with dog voice control requirements at all times. Dog interactions with wildlife presents the single greatest stress to wildlife on the Property. To protect the Town's investment in habitat and vegetation on the Property, pet owners must obey all requirements of the Avon Municipal Code including seasonal closures. Reports of problematic dog behavior will be reviewed periodically by the Town to assess potential negative wildlife impacts. Negative impacts to wildlife can be used by the Town to contemplate dog exclusionary rules or other adaptive management practices.



Avon Municipal Code defines voice control as meaning “immediate and reliable obedience to any voice or sound command given by the owner or handler who is thereby in fact able to prevent the dog from charging, chasing or otherwise disturbing or interfering with any person, domestic animal or wildlife, irrespective of the distance involved or the presence of any distraction or provocation.”

Enforcement: The Town shall conduct periodic visits to the Property, at least monthly during closure periods, to enforce the closures and leash restrictions contemplated in this Plan. In addition, the town shall undertake the following enforcement actions:

- The Town shall maintain appropriate signage at the entrance to Wild West Ridge on the June Creek Trail and elsewhere where necessary to prohibit trail usage during closure periods.
- Closure signs and gates shall be maintained by the Town at the east and west entrances to the Avon-Singleton connector, the northern entrances to Lee's Way, Wyse Way, and Saddle Ridge Trails, and at the northernmost point where the social trail from Wild Ridge intersects West Wild Ridge Trail.
- Upon failure of the general public to comply with seasonal wildlife closures, dog bans, or leash rules the Town shall promptly increase enforcement personnel and install additional signage and locking gates as needed to insure compliance. If compliance with the leash regulation during the closure is not successful, then management options, such as closing the Property completely during this period, will be considered.

Riparian Corridor: The Town shall protect and maintain the riparian features on the Property from being degraded or negatively impacted by humans, flooding, wildlife, and any other activities. Maintenance and enhancement of these areas will be performed in accordance with the requirements of Section 404 of the Clean Water Act.

Weeds: The Property is generally free of noxious weeds given its arid nature. The Town shall manage the Property to control noxious weeds to the extent reasonably possible. Town trained staff, or third-party licensed commercial applicator, will complete any potential spraying operations. Town staff will monitor the Property to ensure that weed control efforts are successful and that new populations do not become established. Specific focus will be given to detecting Colorado “A list” noxious weed species. “A List” species are plants that are newly introduced to Colorado and represent a serious threat to ecological integrity and native biodiversity. For these plants the management goal is total eradication. Under Colorado Law, “B List” species must be controlled and the Town shall ensure that “B List” species are controlled.

Fire Mitigation: Wildfire mitigation treatments will employ best practices, including thinning, mechanical removal of fuels, monitoring fuel levels, and collaborating and consulting with Eagle River Fire. Thinning may include removing trees and shrubs to reduce fuel density and removing dead matter. Mechanical treatment using masticators may be employed. According to Eagle River Fire vegetation management for fire mitigation and ecosystem health involves a comprehensive approach that combines multiple treatment methods. Prescribed fire is utilized to reduce excess vegetation and restore natural fire regimes, promoting healthy ecosystems. Mastication helps to mechanically reduce fuel loads by shredding woody debris, making areas less susceptible to intense wildfires. Logging is employed to remove larger, overstocked trees while improving forest structure and biodiversity. Hand treatments, where crews manually remove hazardous materials, enhance defensible space around communities and protect valuable resources, creating a balanced and resilient landscape.



Resource Surveys: The Resources found on the Property shall be monitored and evaluated for their health and sustainability from time to time. For example, qualitative and quantitative studies shall be undertaken by select professionals, with approval from the Grantor and Grantee, to further knowledge and understanding of in-situ abiotic factors affecting extent natural communities, their structure and function or wildlife population dynamics. Resource surveys are encouraged on the Property.

D. OTHER USES

Utility Improvements and Rights-Of-Way: There are Third-Party Easements affecting the Property. The terms of these Third-Party Easements precede the CE and shall control. The conveyance or modification of an easement, right of way, or other similar interest is prohibited without Grantee's approval pursuant to Sections 17

(Grantor's Notice) and 18 (Grantee's Approval) of the CE. Holy Cross Energy holds a Right of Way Easement for access and maintenance of two overhead powerline routes through the Property.

Educational Programming: Educational activities on the Property are encouraged. These activities may take many forms including guided hikes, school programs, and trail maintenance or habitat restoration workshops. Examples of past activities include a Harrington's Penstemon tour with local ethnobotanist and the Town of Avon; a family hike with Spanish-speaking community members; and a nature art program with YouthPower365.

Emergency Access: The June Creek Trail emergency access route was formalized in 2024 with the construction of an improved 300' section on Berry Creek Metropolitan property, as well as the installation of vehicular gates. These Minor improvements and ongoing maintenance to the West Avon Preserve section of the access route are essential to keeping the route passable by motorised emergency and/or fire personnel vehicles in the event of emergencies.

Special Uses: The Town reserves the right to conduct special events on the Property. The Town anticipates that certain special uses will be requested by the public and maybe numerous and wide-ranging. Each request will be evaluated by Town staff to determine if it will have detrimental impacts to the CV of the Property, in which case such special event shall not be approved by the Town. Specific considerations will include:

- Duration of event.
- Specific location within the Property.
- Potential impacts to vegetation and wildlife.
- Potential impacts to soil stability.
- Potential impacts to adjacent landowners.
- Consistency with vision of open space purpose to provide passive recreational access.
- The extent to which the proposed use interferes with, compromises or diminishes the ability for others to use and enjoy the Property.
- Potential increased management costs for the Town.
- Overall scope and scale of impacts to the Property, adjacent properties, and Conservation Values.

The Town shall provide notice to and seek approval from EVLT pursuant to Sections 17 (Grantor's Notice) and 18 (Grantee's Approval) of the CE. The Town shall conduct such special events in a manner that minimizes damage to the CV and promptly and diligently restore any disturbed areas.

Adaptive Management Matrix

Management Category	Desired Conditions	Proactive Stewardship Action/s	Monitoring Indicator	Stewardship Change Threshold	Adaptive Management Action/s
Property Improvements - Trail Management - Trailheads & Parking Areas	<p>No motorized or electrically assisted recreation (except Class 1 e-bike) do not travel off designated trail routes</p> <p>Non-approved trails are decommissioned and signed as closed; any new social trails are identified and promptly restored by the Town</p> <p>Parking occurs only in designated parking areas.</p> <p>Trailhead and surrounding areas are free of human waste and trash.</p> <p>Trailheads are managed and maintained to provide reasonable access, minimize environmental impacts and facilitate use.</p> <p>Maintain mandatory human entry seasonal wildlife closures on trails</p>	<p>Regular maintenance occurs on trails to maintain trail corridor, tread and drainage.</p> <p>Encourage trail users through education, signs and working with partners to travel along trails in a way that maintains trail characteristics.</p> <p>Regular maintenance occurs at trailheads to maintain parking / access surfaces, proper drainage</p> <p>Trash and human waste along trails and trailheads is properly disposed of.</p> <p>Trail and trailhead signage is maintained and updated when needed.</p> <p>Provide signs educating Preserve visitors about mandatory human entry seasonal wildlife closures.</p> <p>The Town will provide enforcement of mandatory human entry seasonal wildlife closures as needed, with</p>	<p>The Town will monitor the number of complaints on trails, at trailheads and parking areas.</p> <p>Restored trails will be monitored by the Town and its partners annually for success of restoration practice and noxious weeds until revegetation is considered successful. Revegetation will be considered successful when comparable vegetative cover has established in comparison to adjacent areas and erosion has been minimized.</p> <p>Between December 15th and April 15th all trails shall be closed to all uses except PB&J. Our Backyard. Beaver Creek Overlook shall remain open year round.</p>	<p>Number of complaints about excessive speed, user conflicts, trail conditions and concerns about responsible recreation received in a summer season.</p> <p>The user experience or function is substantially lower due to lack of maintenance resulting in degraded trail or trailhead condition reducing quality of user experience.</p> <p>Substantial resource impacts are occurring on a trail or trailhead due to lack of maintenance or changing environmental conditions</p> <p>5 violation occurrences a month in mandatory human entry seasonal wildlife closure area.</p>	<p>The Town will work with its' partners to identify solutions (education, engineering, stewardship projects, trail closures) related to resource impacts, changing environmental conditions or substantially degraded user experiences due to degraded trail or trailhead conditions.</p> <p>Missing or damaged trail signs will be replaced as soon as practical.</p> <p>Install seasonal wildlife trail closure gates to manage mandatory human entry seasonal wildlife closed trails.</p> <p>Increasing education strategies to expand awareness around the importance of mandatory human entry seasonal wildlife closures.</p> <p>The Town and its partners may consider re-routing, reconstructing or closing trails or trailheads experiencing severely degraded</p>

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		violations issued as deemed appropriate.			conditions or changing environmental conditions, if collaborative maintenance trail projects are not able to address impacts. (Trail reconstruction may occur within approved trail corridors only. Trailhead parking area may be expanded as long as the expansion lies within approved building envelopes.)
Resource Management - Weeds - Fire Mitigation	<p>Invasive weeds are monitored and treated along trail corridors and trailheads to minimize their spread from recreation use.</p> <p>Education on awareness about invasive weeds and best practices to minimize their spread is publicly available</p> <p>Existing vegetation consists of a mix of seral stages including early, mid and late successional.</p> <p>A mix of wildfire mitigation treatments are employed to manage vegetation seral stages</p>	<p>Treat known invasive weed species along trail corridors where known infestations occur.</p> <p>Install educational signs about minimizing the spread of invasive weeds and the importance of wildfire mitigation treatments.</p> <p>Ensure machinery used to maintain trails or conduct fire mitigation works are cleaned and free of weed seed prior to entry onto the Preserve..</p>	<p>Survey for invasive weeds along trails on an annual basis</p> <p>Vegetation surveys indicate a decline in vegetation quality (significant reduced rare plant occurrence, reduced perennial forb and shrub recruitment & cover density)</p>	<p>An increase in the density and number of weed species found near a trail or within wildfire mitigation treatment areas.</p> <p>Cover density of perennial shrubs and forbs does not increase following select wildfire mitigation treatment.</p> <p>Rare plant occurrences decline significantly in wildfire mitigation treatment areas.</p>	<p>Treat known invasive / noxious weed occurrences from recreation trail users along trail corridors to the extent practical.</p> <p>Eagle Valley Land Trust will work with the Town to identify solutions (stop all future wildfire mitigation treatments, reseeding projects, etc.) to resource impacts, changing environmental conditions or substantially degraded vegetation quality..</p>

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