



Thornton Water Project 1041 Application



Supplement 3

Larimer County Board of County Commissioners

January 28, 2019

Agenda

- **Emily Hunt – Water Resources Manager**
 - Staff Report and Referral Agency comments
 - Landowner Contacts
 - Corridor Alternatives
 - Enhanced Benefits
 - Use of Thornton Farms to meet Land Conservation Goals
 - Poudre Flows
- **Brett Henry – Executive Director – Infrastructure Department**
 - 1041 Criteria
 - Additional Benefits
 - Conditions of Approval

Larimer County Staff Report and Referral Agency Comments

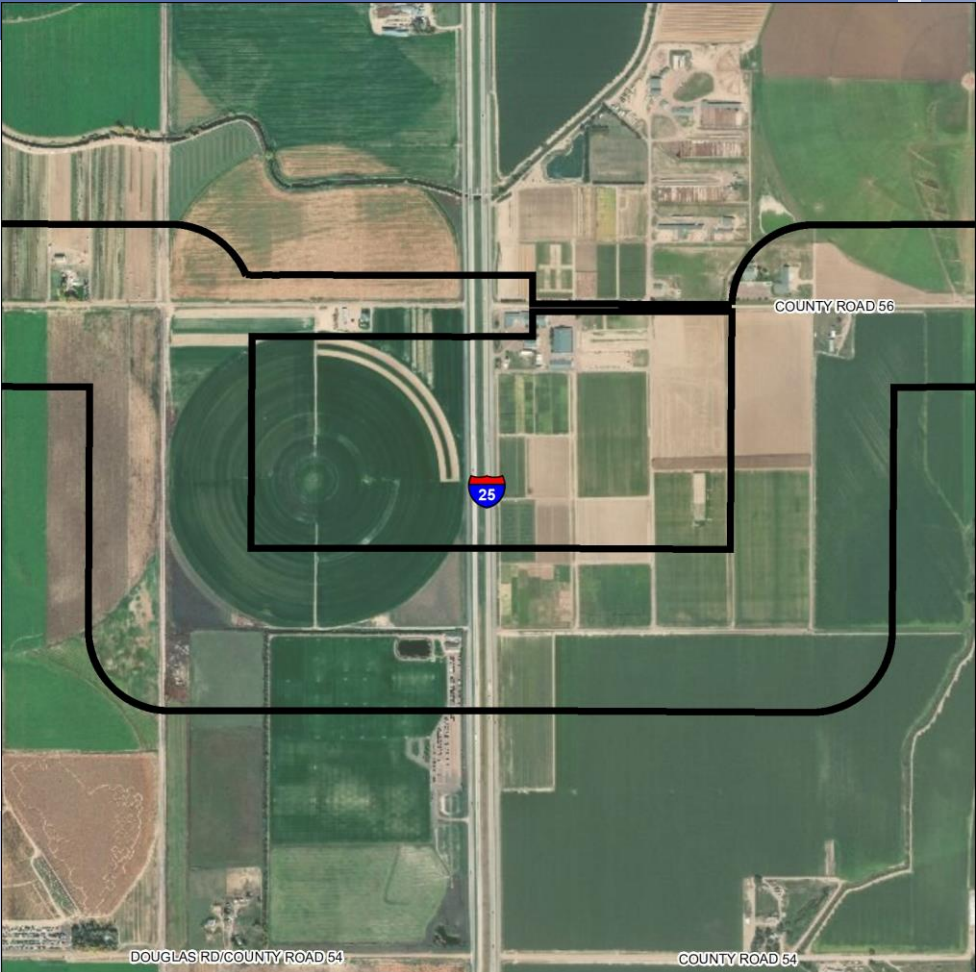
Thornton:

- Concurs with the findings in the Larimer County Staff Report
- Will comply with the requests from Referral Agencies

Landowner Contacts

- Contacted 100% of landowners via phone, email, letter, notes on door
- WSSC 4 to County Line Road
 - 40 owners
 - 31 (77%) direct conversations
- County Line Road
 - 16 owners
 - 10 (62%) direct conversations

Corridor Alternatives



Enhanced Community Benefits IGA

Community Benefits

Poudre Flows – Legal framework to add and protect flows

Poudre Flows – Thornton Flow additions

Poudre Flows – Physical river improvements

Water Innovations Fund

Coordination on future use of Thornton's agricultural properties

Boxelder Creek Trail easement

Fiber Optic

Voluntary Payments in Lieu of Taxes (~ 10 years)

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Water Innovations Fund

Conservation of Thornton's Agricultural Properties

Boxelder Creek Trail easement

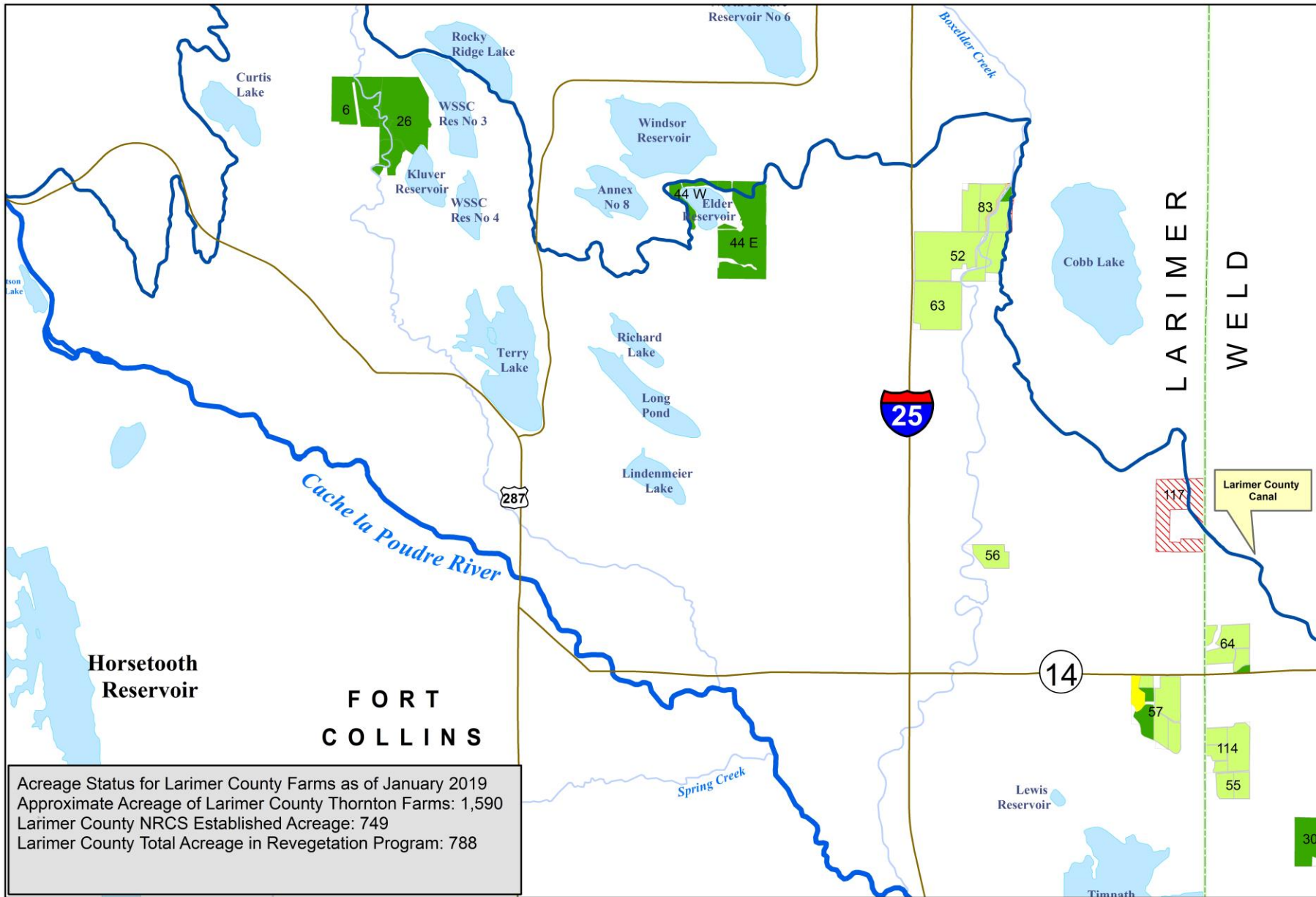
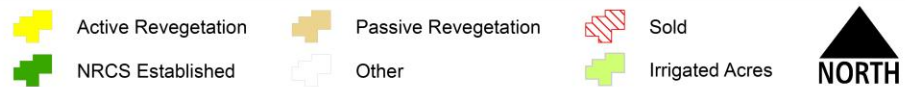
Fiber Optic

Voluntary Payments in Lieu of Taxes (~ 10 years)

Agricultural Stewardship

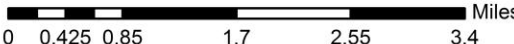


2019 Larimer County Thornton Agricultural Stewardship Revegetation Map



Acreage Status for Larimer County Farms as of January 2019
 Approximate Acreage of Larimer County Thornton Farms: 1,590
 Larimer County NRCS Established Acreage: 749
 Larimer County Total Acreage in Revegetation Program: 788

Last updated 1/25/2019



Agricultural Stewardship Required by Thornton's Water Court Decree

Once irrigation water is removed from the property:

1. dryland farming practices
2. native grasses or other self-sustaining dryland ground cover, with weeds adequately controlled
3. suitable non-agricultural uses

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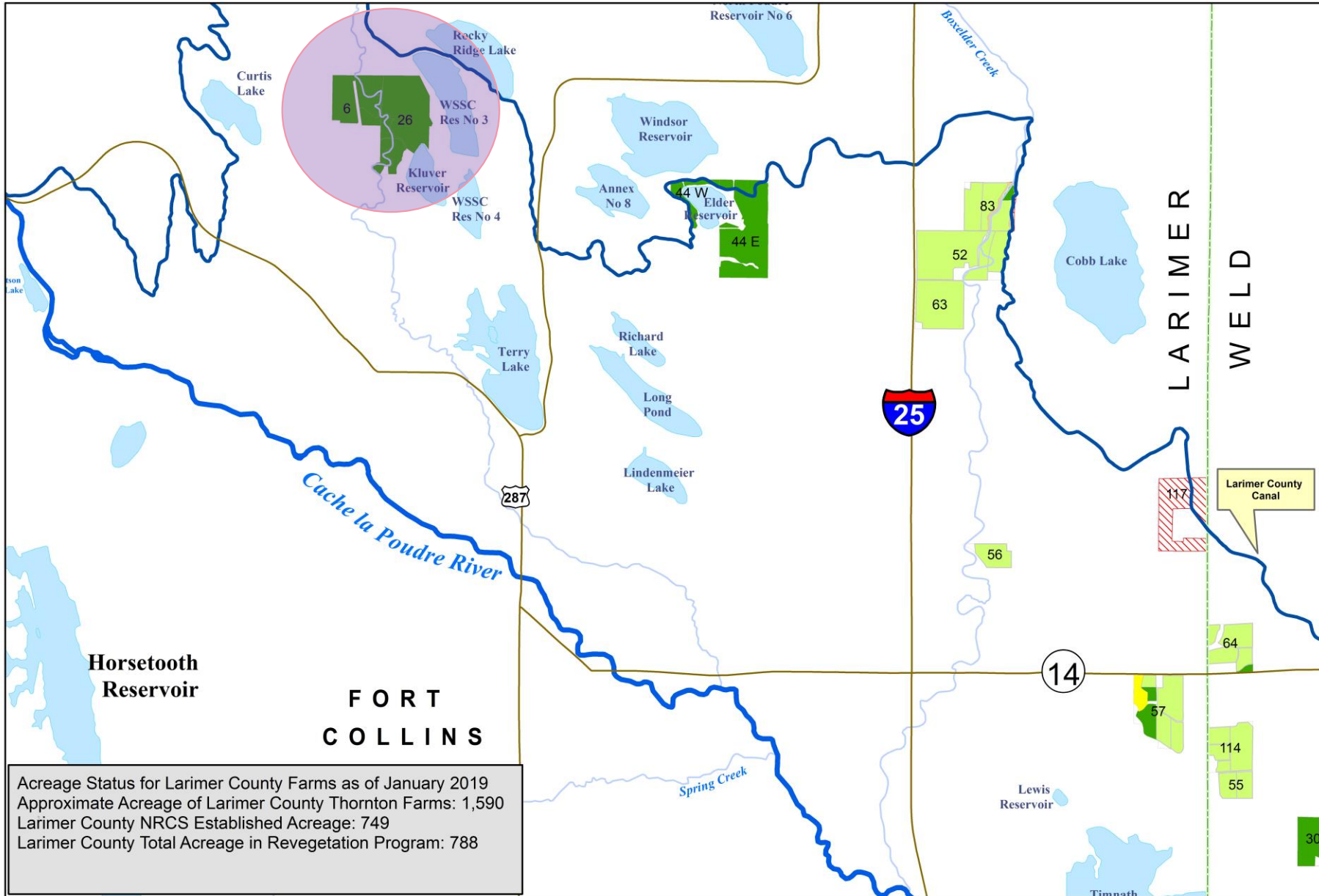
USDA Natural Resources Conservation service provides third party certification of native grasses

Agricultural Stewardship Required by Thornton's Water Court Decree

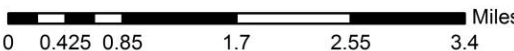
Water Court retains jurisdiction of the determination that self-sustaining dryland groundcover until three years after all of Thornton's shares have been converted to municipal use.

2019 Larimer County Thornton Agricultural Stewardship Revegetation Map

-  Active Revegetation
-  Passive Revegetation
-  Sold
-  NRCS Established
-  Other
-  Irrigated Acres



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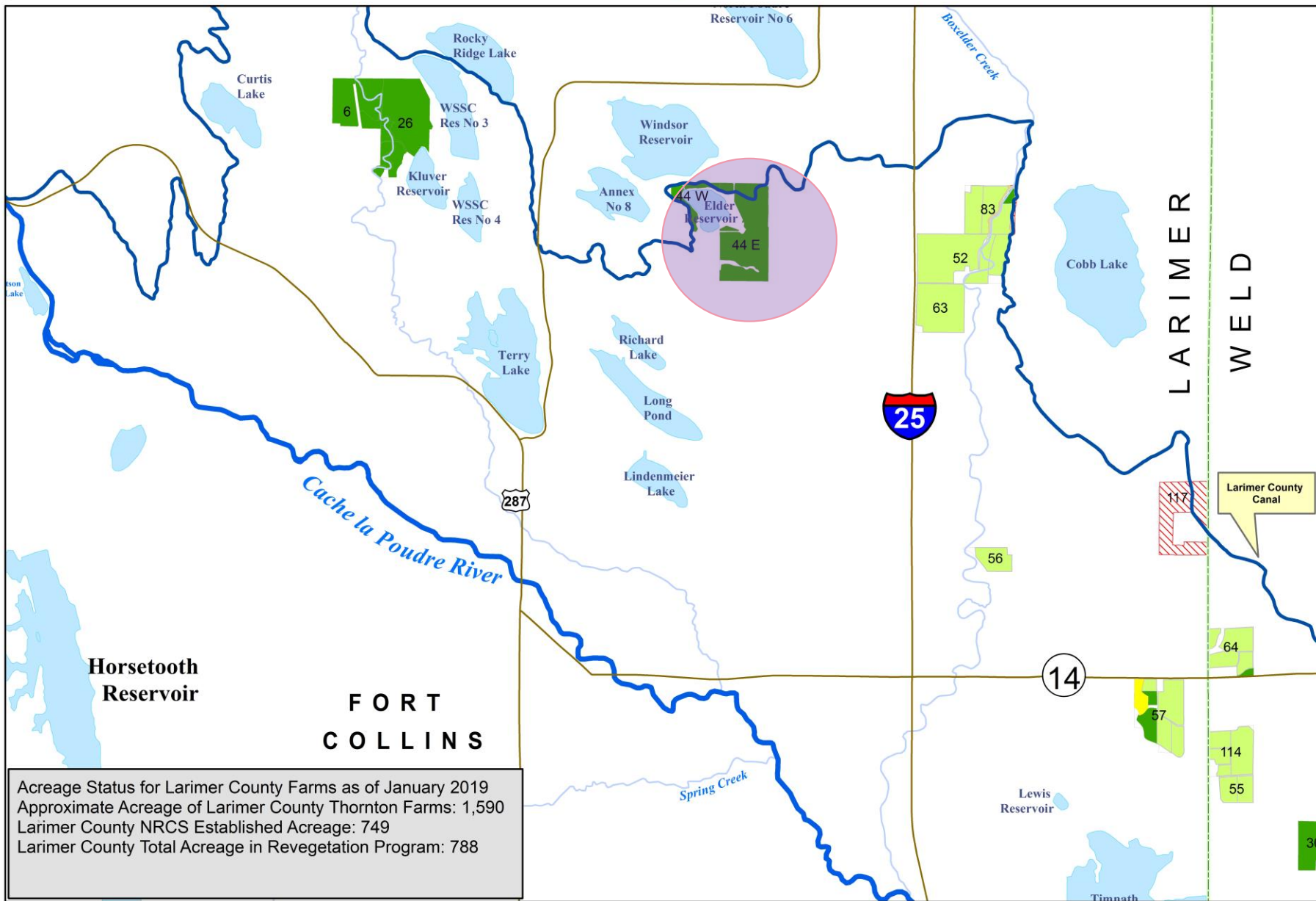
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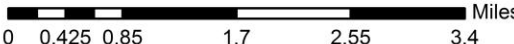
Native grasses on
Thornton Farm 26

2019 Larimer County Thornton Agricultural Stewardship Revegetation Map

-  Active Revegetation
-  Passive Revegetation
-  Sold
-  NRCS Established
-  Other
-  Irrigated Acres
-  NORTH



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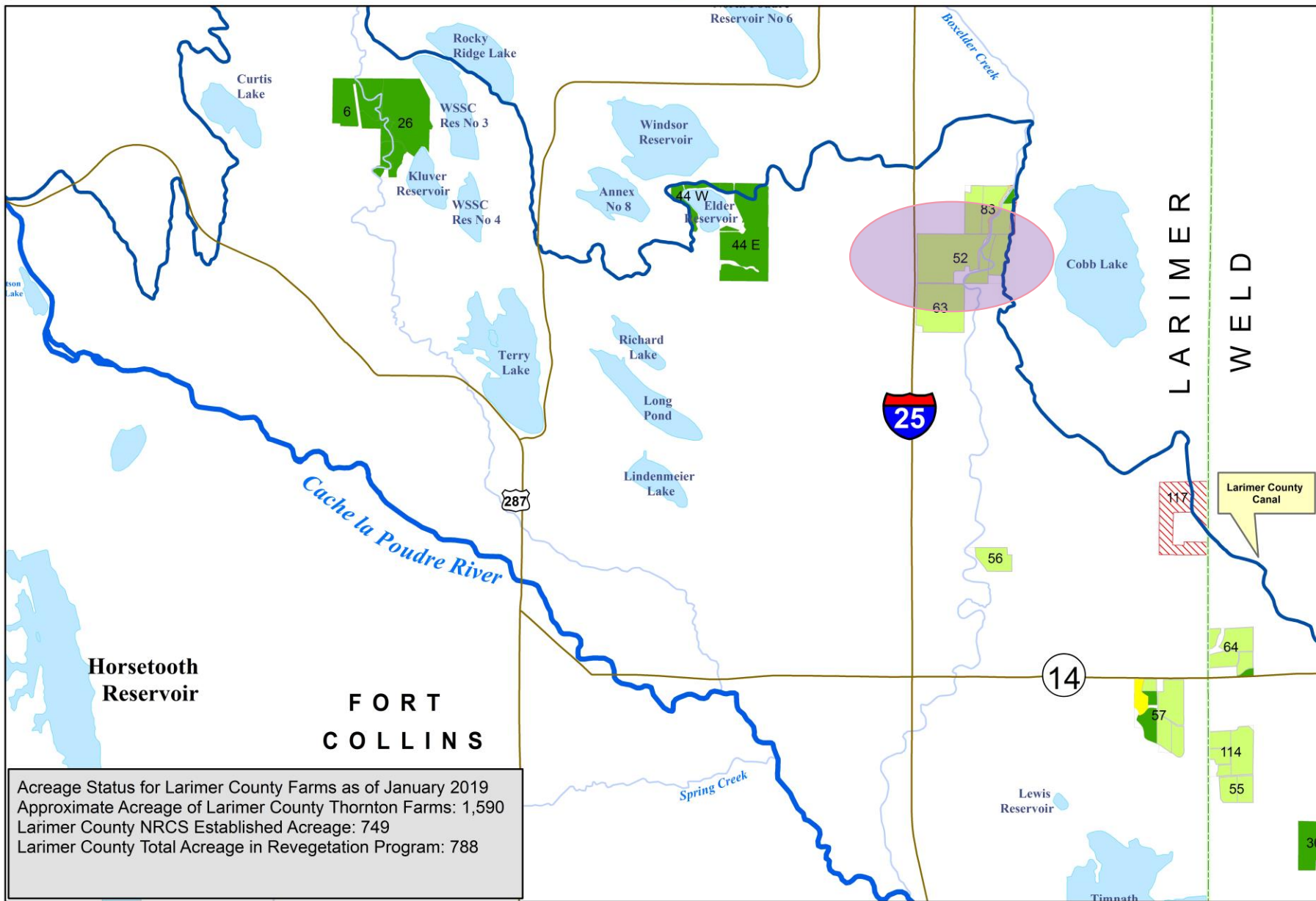
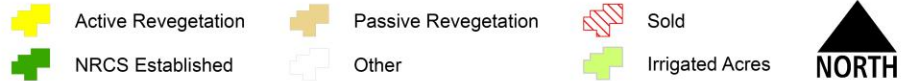


Last updated 1/25/2019



Harvest on
Thornton Farm 44

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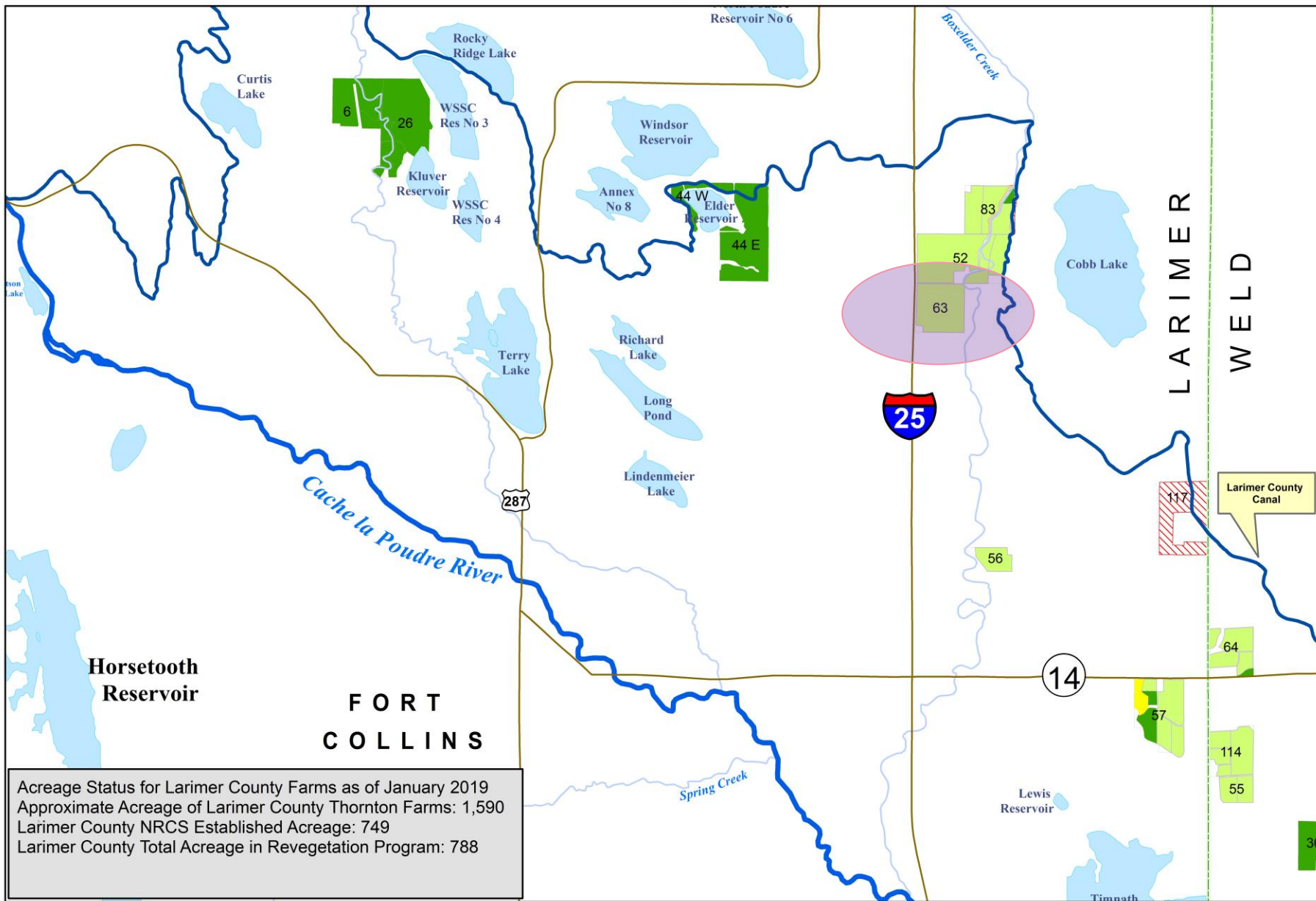
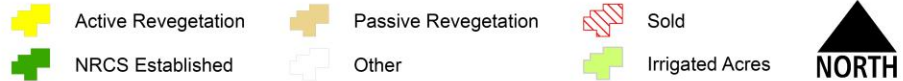
Last updated 1/25/2019





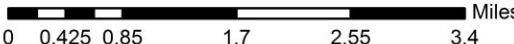
Irrigated Agriculture on
Thornton Farm 52

2019 Larimer County Thornton Agricultural Stewardship Revegetation Map



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Last updated 1/25/2019



Schnorr Farms, Inc

Home

Thank You for visiting the Schnorr Farms website. We are nestled northeast of Fort Collins, Colorado. We have a wide variety of crops, services and products available. Please feel free to [contact us](#) if you have any questions.

The dedication to the ground, sense of community, commitment to family, incredibly strong work ethic, and real blood, sweat and tears have been passed with this farm from generation to generation and is the foundation that this farm continues to stand on today.



Home

A Little About the Farm

Crops We Grow

Produce Inventory

Community

Employment Opportunities

Contact Us

Equipment For Sale

Gallery

5600 E CR 52
Fort Collins, CO 80524
ph: 970-482-4035
fax: 970-498-9986
anna@schnorrfarmstinc.com

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Web Hosting by Yahoo!

Irrigated Agriculture on
Thornton Farm 63

Open Lands Master Plan

Larimer County

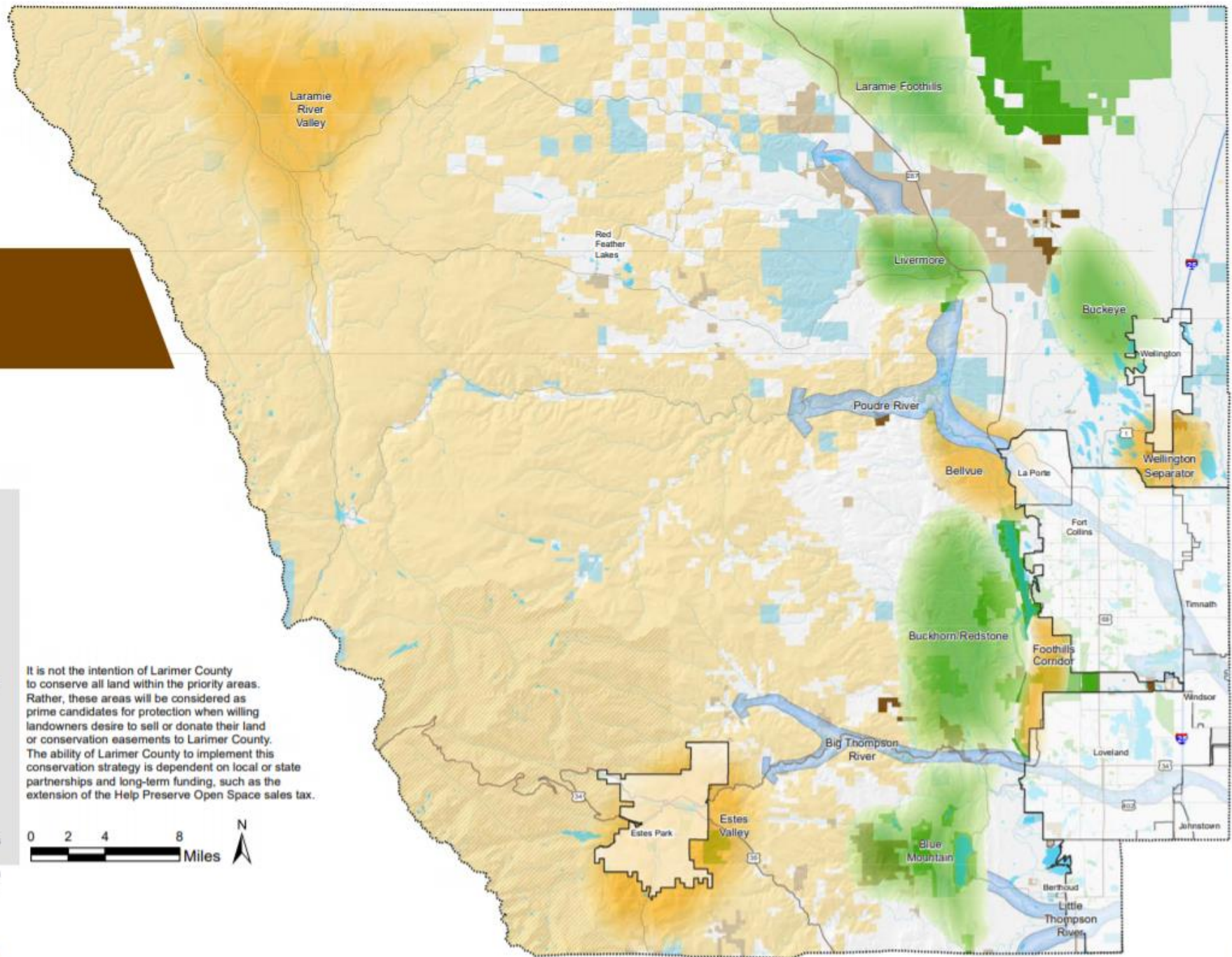
DEPARTMENT OF NATURAL RESOURCES



June 2015



Larimer County Open Lands Master Plan



Conservation Priority Areas

- Open Lands
- Partnership
- River

Land Status

- Larimer County Open Space & Parks
- Larimer County Conservation Easements
- Other Open Space and Parks
- Other Conservation Easements
- Federal
- Federal-National Park
- State Land

Base Layers

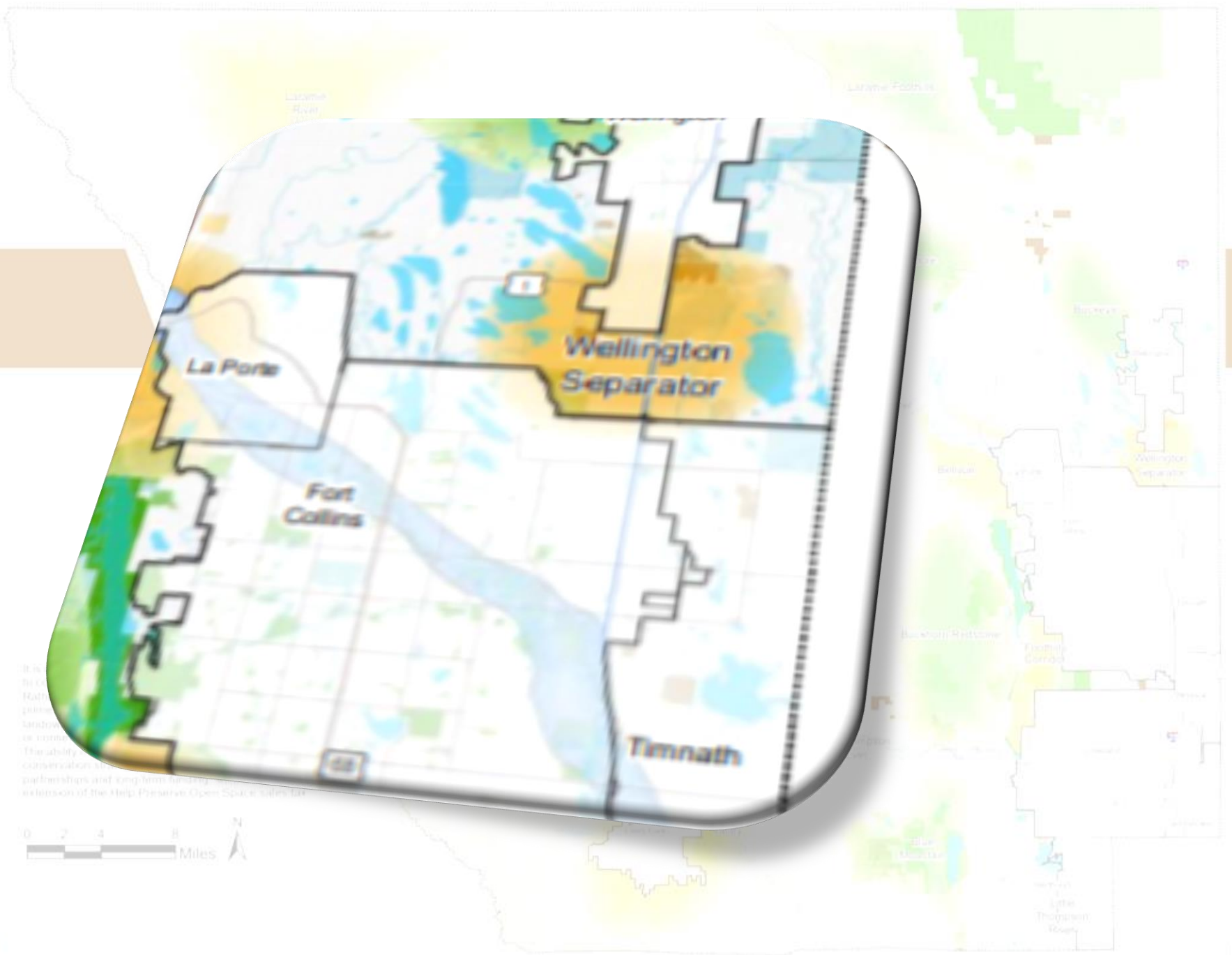
- Larimer County
- Urbanized/Growth Management Areas

It is not the intention of Larimer County to conserve all land within the priority areas. Rather, these areas will be considered as prime candidates for protection when willing landowners desire to sell or donate their land or conservation easements to Larimer County. The ability of Larimer County to implement this conservation strategy is dependent on local or state partnerships and long-term funding, such as the extension of the Help Preserve Open Space sales tax.



Agriculture is a priority across the County based on attributes such as soil, water, connectivity to other conserved lands, etc.

Figure 3-6 Land Conservation Priority Areas Map



Conservation Priority Areas

- Open Lands
- Partnership
- River

Land Status

- Larimer County Open Space & Parks
- Larimer County Conservation Easements
- Other Open Space and Parks
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- Federal-National Park
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Base Layers

- Larimer County
- Urbanized Growth Management Areas

It is...
to co...
Nati...
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Sand...
or com...
The ab...
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partne...
and co...
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expans...
of the...
Preser...
Open...
Syste...



Enhanced Community Benefit: Farm 44 Conservation

Proposal:

Fort Collins to purchase
subject to conservation
easement held by
Larimer County

Convey right of way to
Larimer County to
realign Turnberry



Enhanced Community Benefit Farms 83, 52 & 63 Conservation

Proposal:

Maintain in irrigated agriculture until at least 2030.

Conservation easement on the properties held by Larimer County, with minimal development allowed

Provide easement for Boxelder Creek Trail



Enhanced Community Benefit Farms 6 & 26 Conservation

Proposal:

51 acres already conserved via flood easement held by Fort Collins

Work with Larimer County in its Rural Land Use Process to ensure that any development of the property preserves conservation values.



Farms 56 & 57

Proposal:

Maintain in irrigated agriculture until at least 2030.

Work with the Town of Timnath to develop or conserve these properties in accordance with Timnath's land use policies



1.4 Open Lands Program Guiding Principles

- Important open lands, natural areas, agricultural lands, parks and trails are defined in the Help Preserve Open Spaces initiative, the Larimer County *Open Lands Master Plan*, and other adopted plans.
- Available resources will be invested to achieve a balance between urgent, immediate demands and farsighted, long-range goals.
- Acquisition is fair to property owners, taxpayers and Larimer County citizens, and is from willing sellers only.
- An emphasis is on working with willing landowners to develop land-use alternatives and conservation strategies that meet the landowner's financial needs and the County's goal to preserve significant open lands.
- Stewardship is very important. Larimer County will develop wise management policies that fit within fiscal resources. When development of trails and outdoor recreation facilities is determined to be appropriate then development and management of these facilities will minimize conflicts with wildlife and will be compatible with the natural environment.
- Distribution of funds over time for open lands, parks and trails is balanced and fairly distributed throughout the County.
- Collaboration with partners is important to leverage available resources.

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Poudre Flows Partnership

How does the river get a seat at the table?

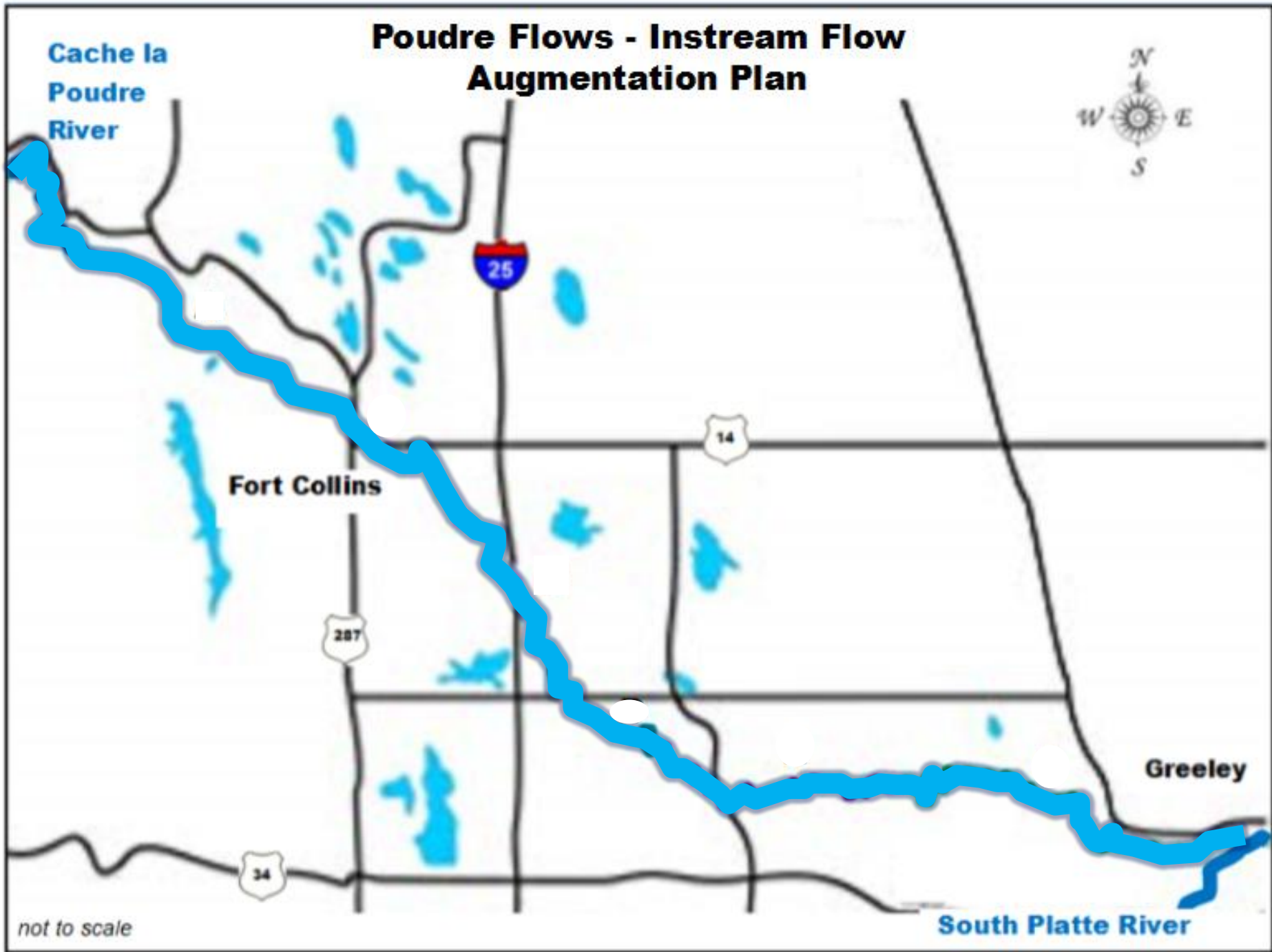
- Colorado Water Conservation Board has the exclusive authority to hold a water right on behalf of people of Colorado for environmental purposes – Instream Flow Rights
- Colorado Parks and Wildlife establishes seasonal and locational flow targets to preserve and enhance the environment
- Instream Flow Rights based on CPW targets
- Instream Flow Rights are protected from diversion

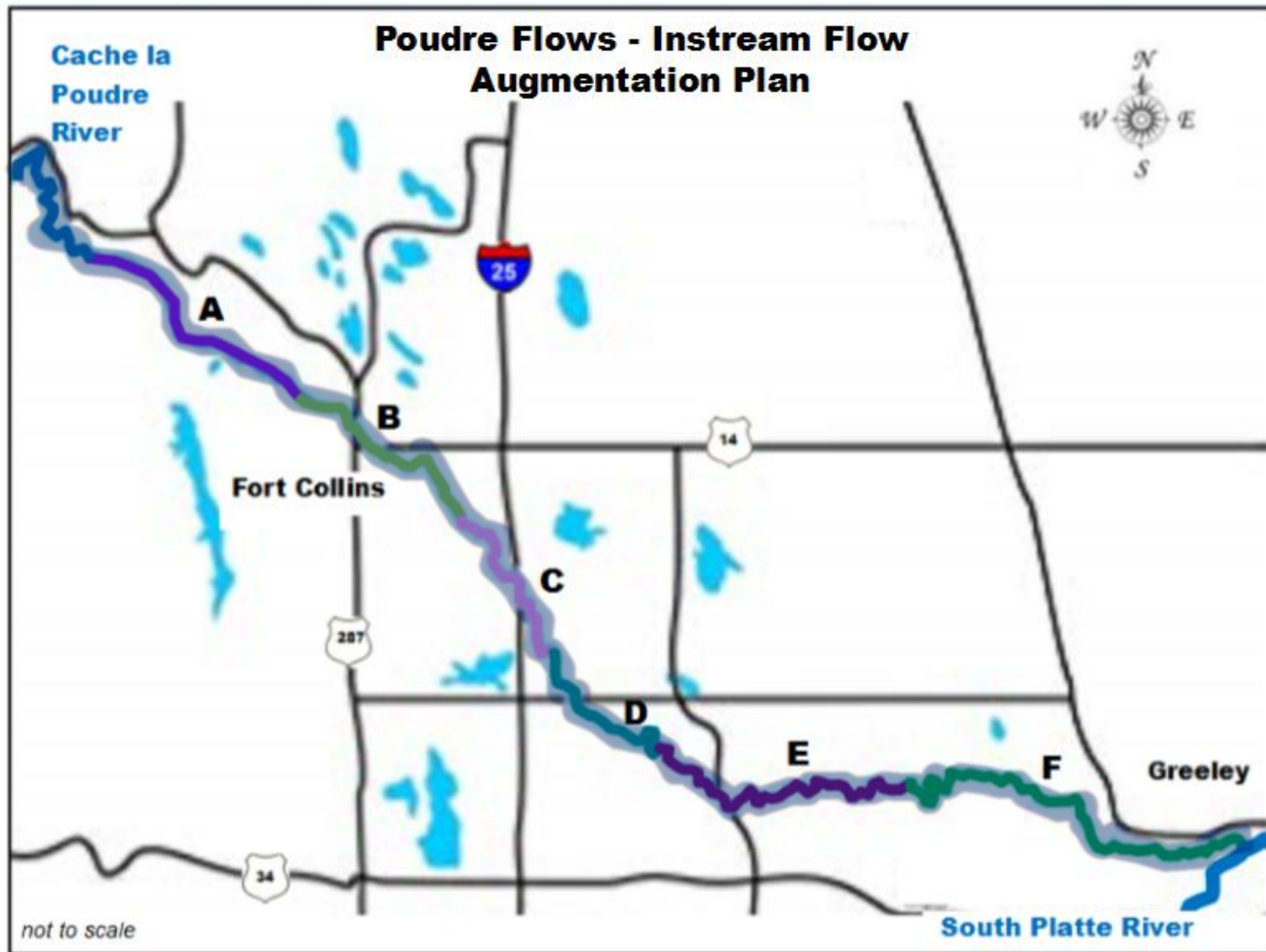
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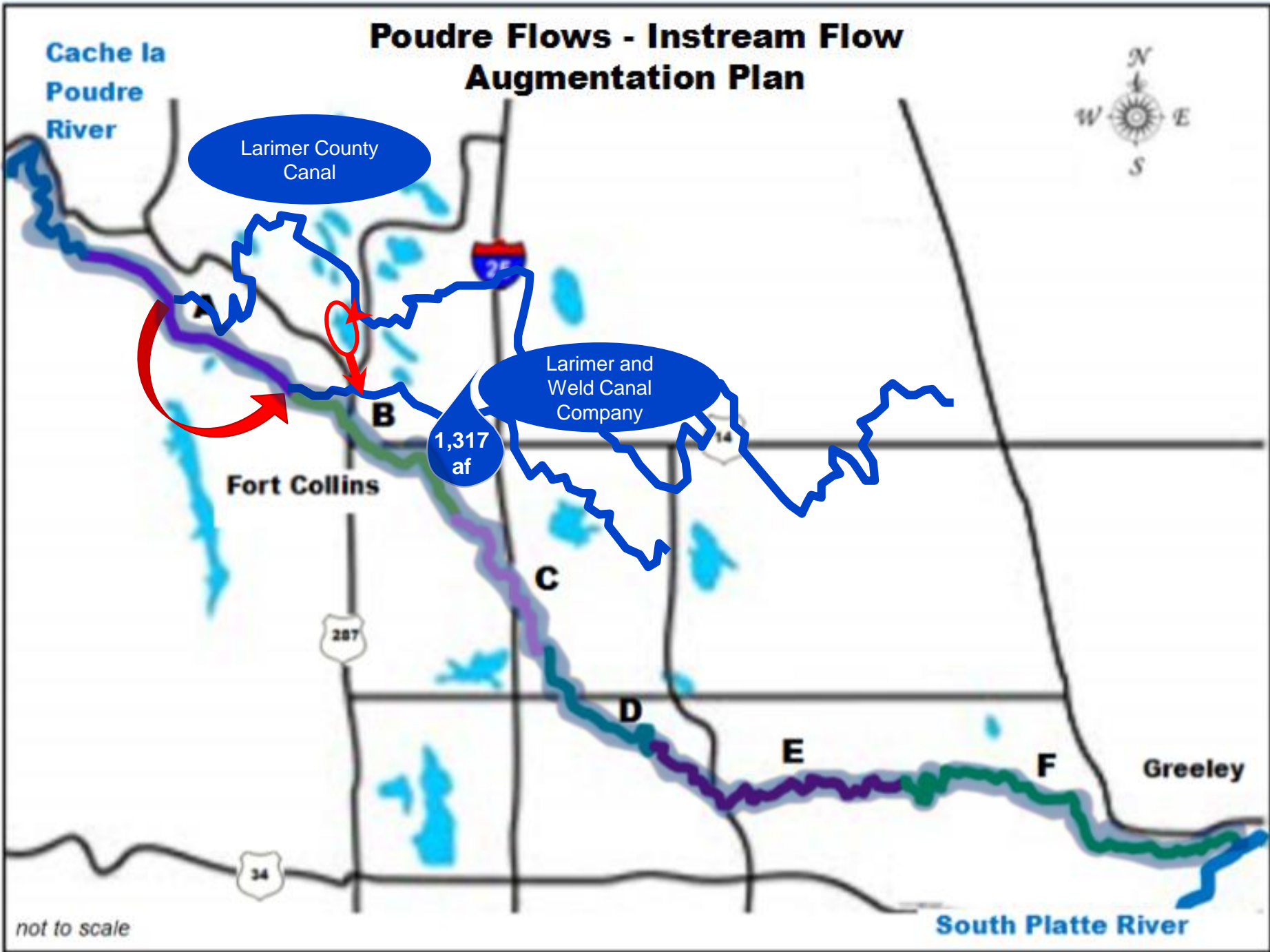
- City of Fort Collins
- City of Greeley
- City of Thornton
- Northern Water
- Colorado Water Trust
- Cache la Poudre Water Users Association
- Colorado Division of Parks and Wildlife (CPW)
- Colorado Water Conservation Board (CWCB)

Poudre Flows Partnership

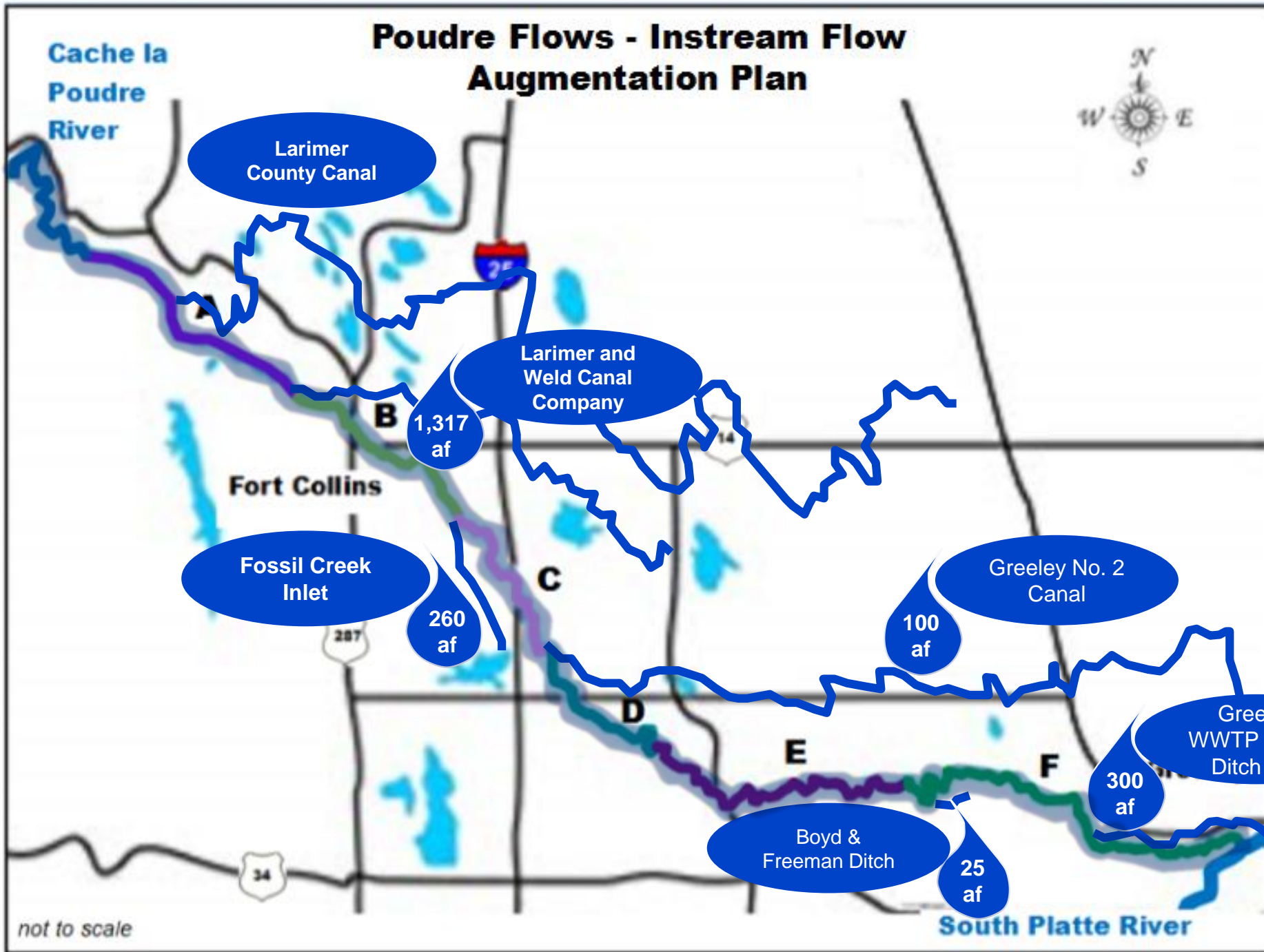
- Thornton provides up to 3,000 acre-feet a year to the CWCB to preserve and improve river flows
- Other water users will contribute water to meet CPW flow rates

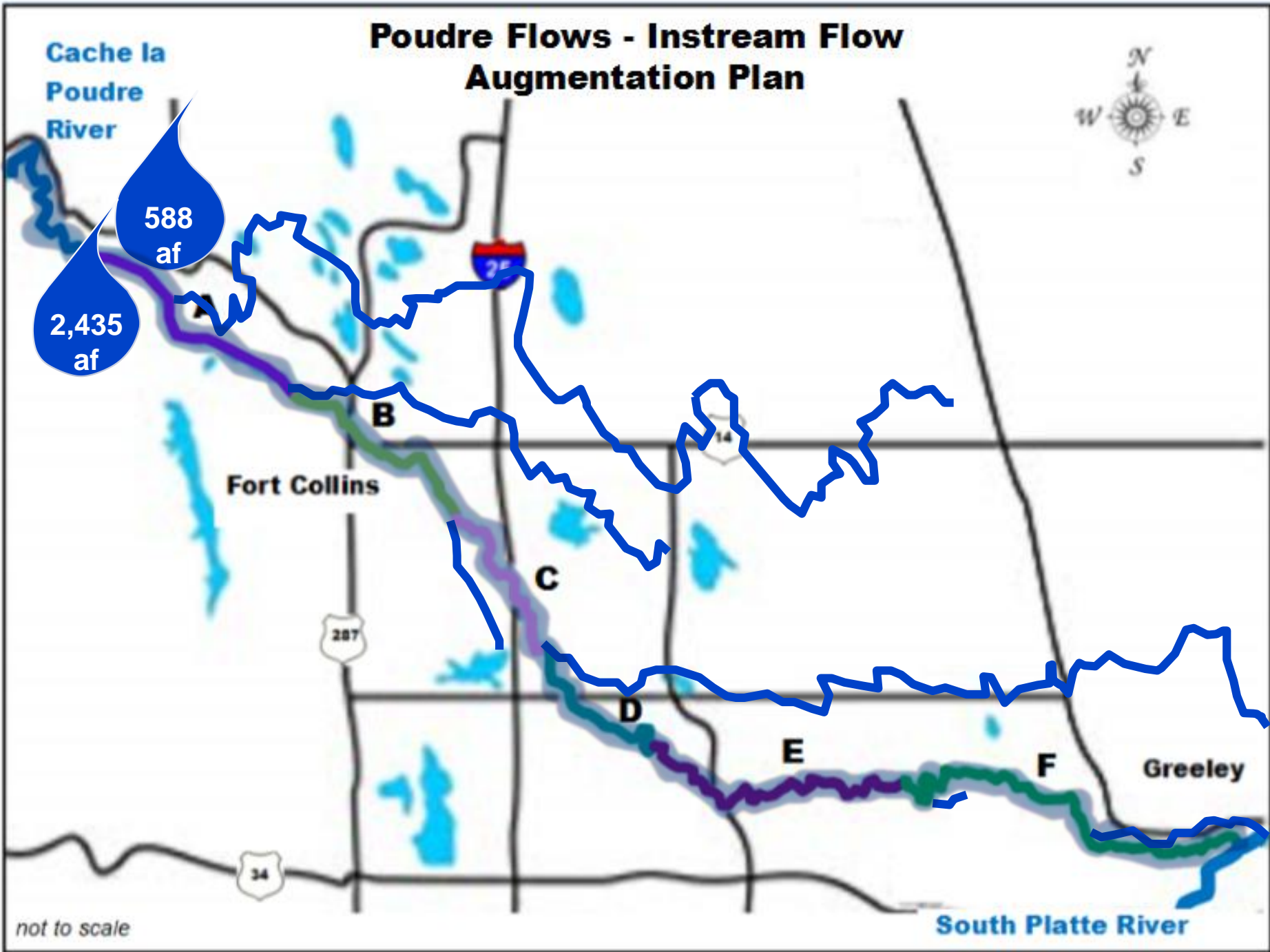


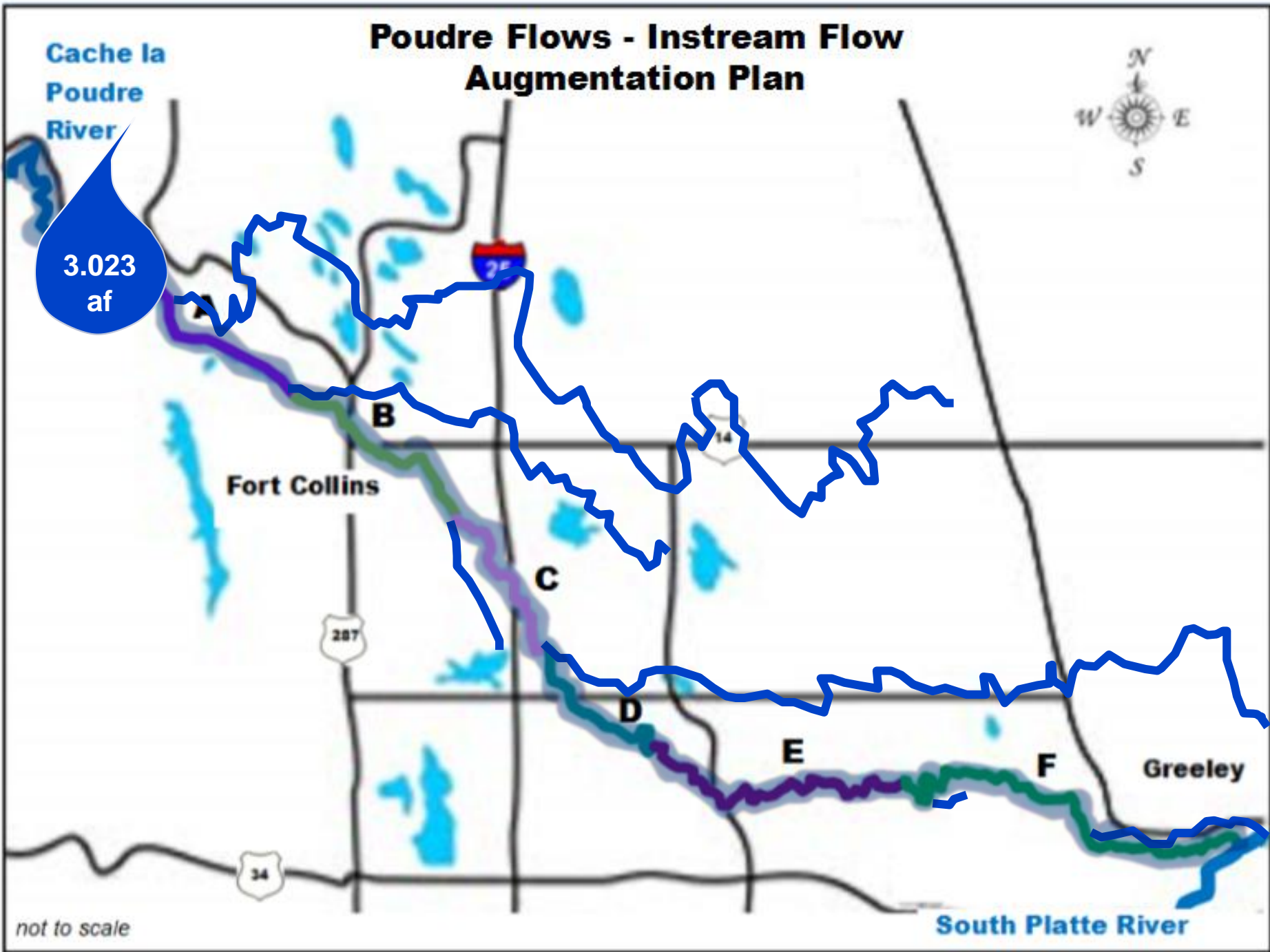




Poudre Flows - Instream Flow Augmentation Plan





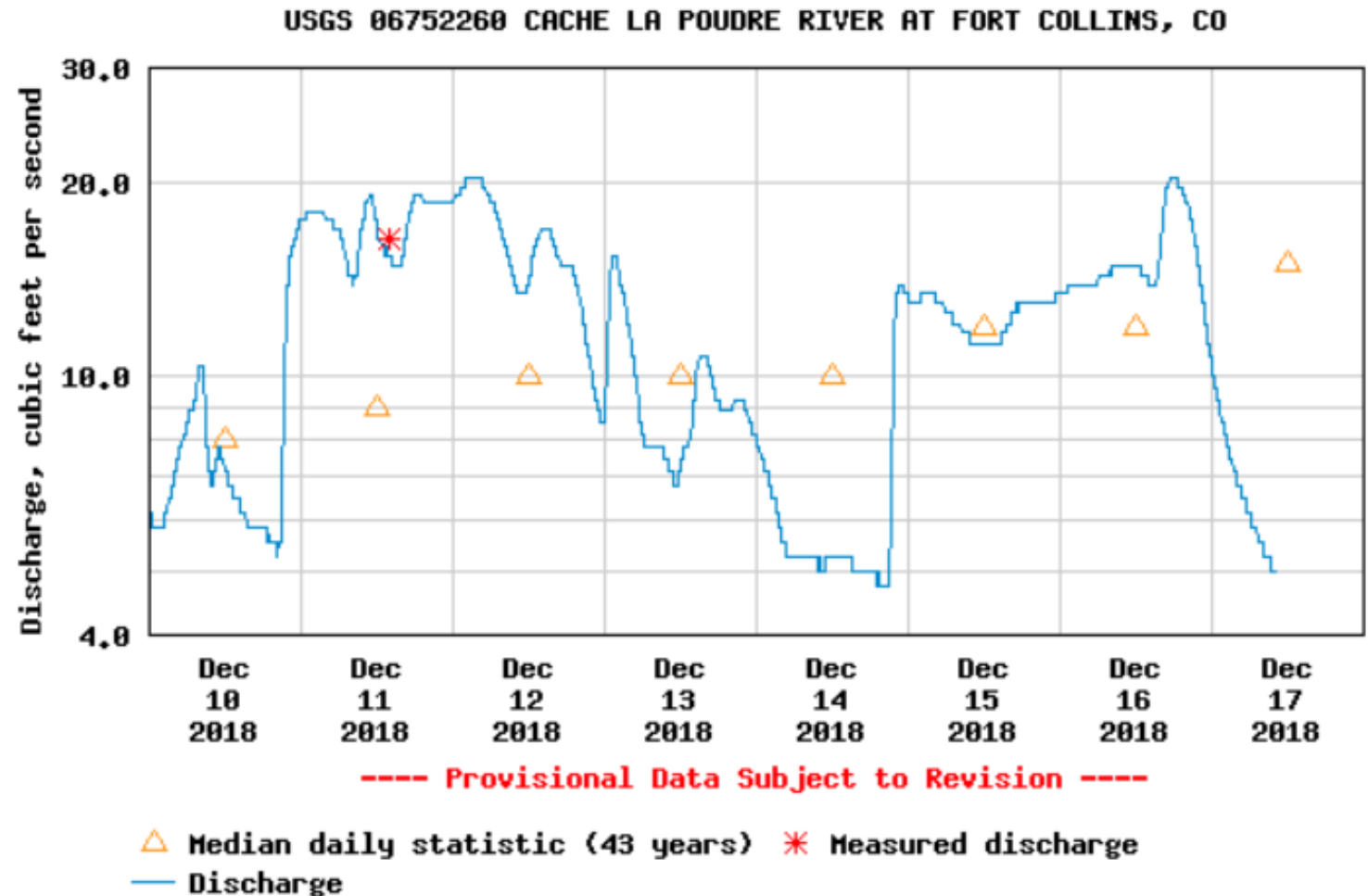


CPW Flow Target:
80 cfs (preserve)
150 cfs (improve)

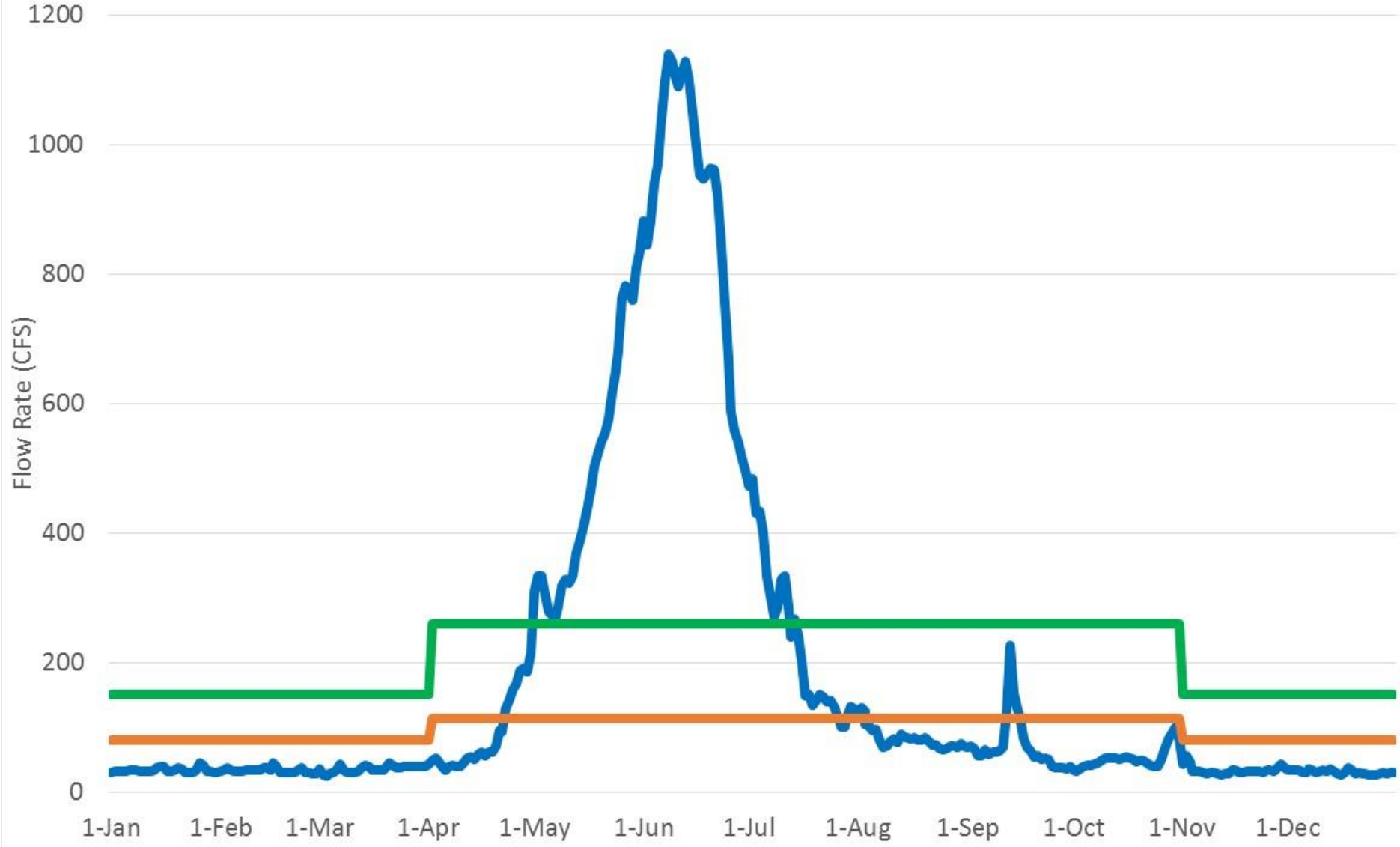
Actual low flow:
~ 5 cfs

**Possible Thornton
Contribution of
5.25 cfs would**

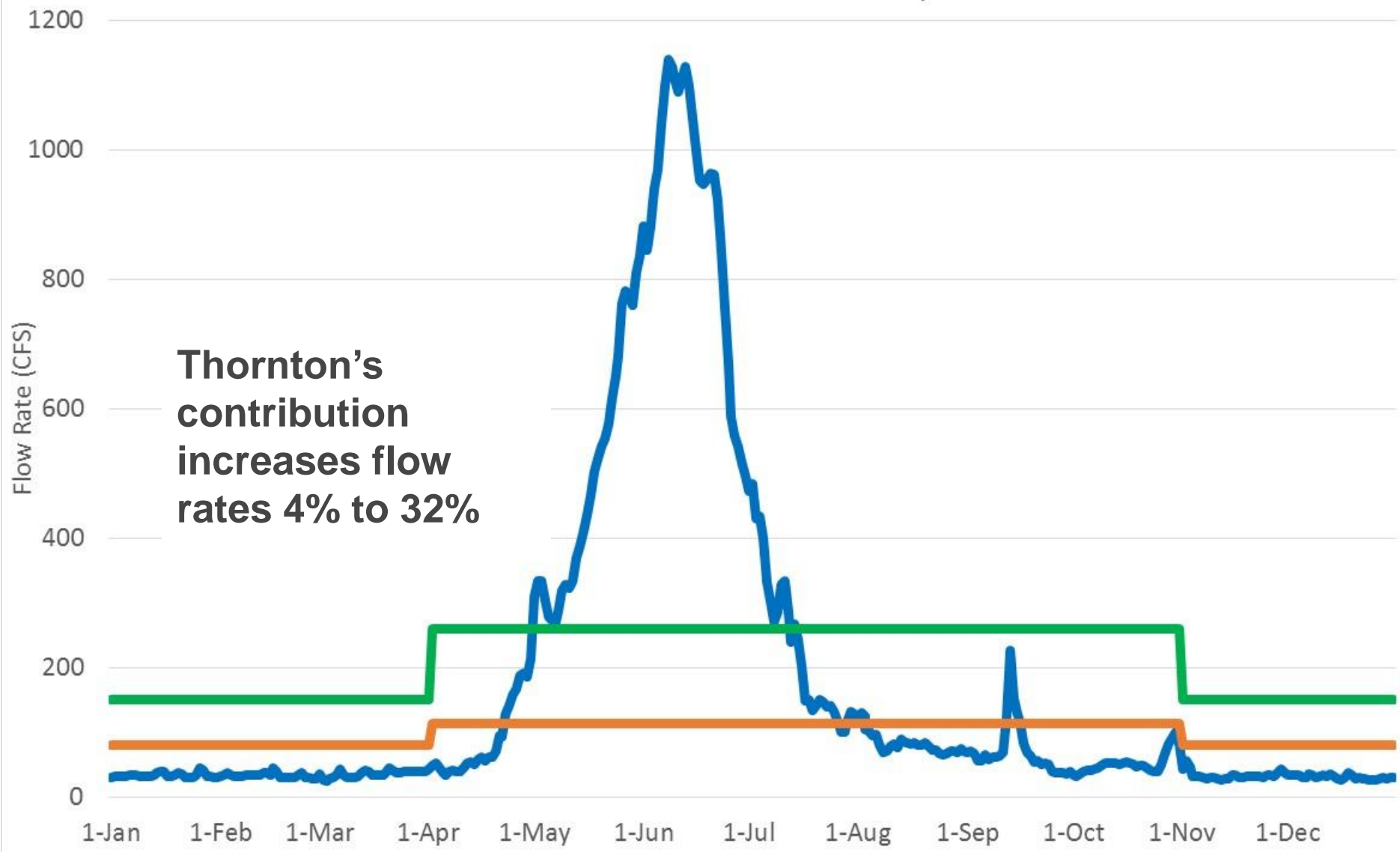
**DOUBLE
the flow**



Cache la Poudre River at Fort Collins
Mean of Daily Mean Flow Rates in Cubic Feet per Second (1974 to present)
with Colorado Parks and Wildlife Preservation and Improvement Flow Rates

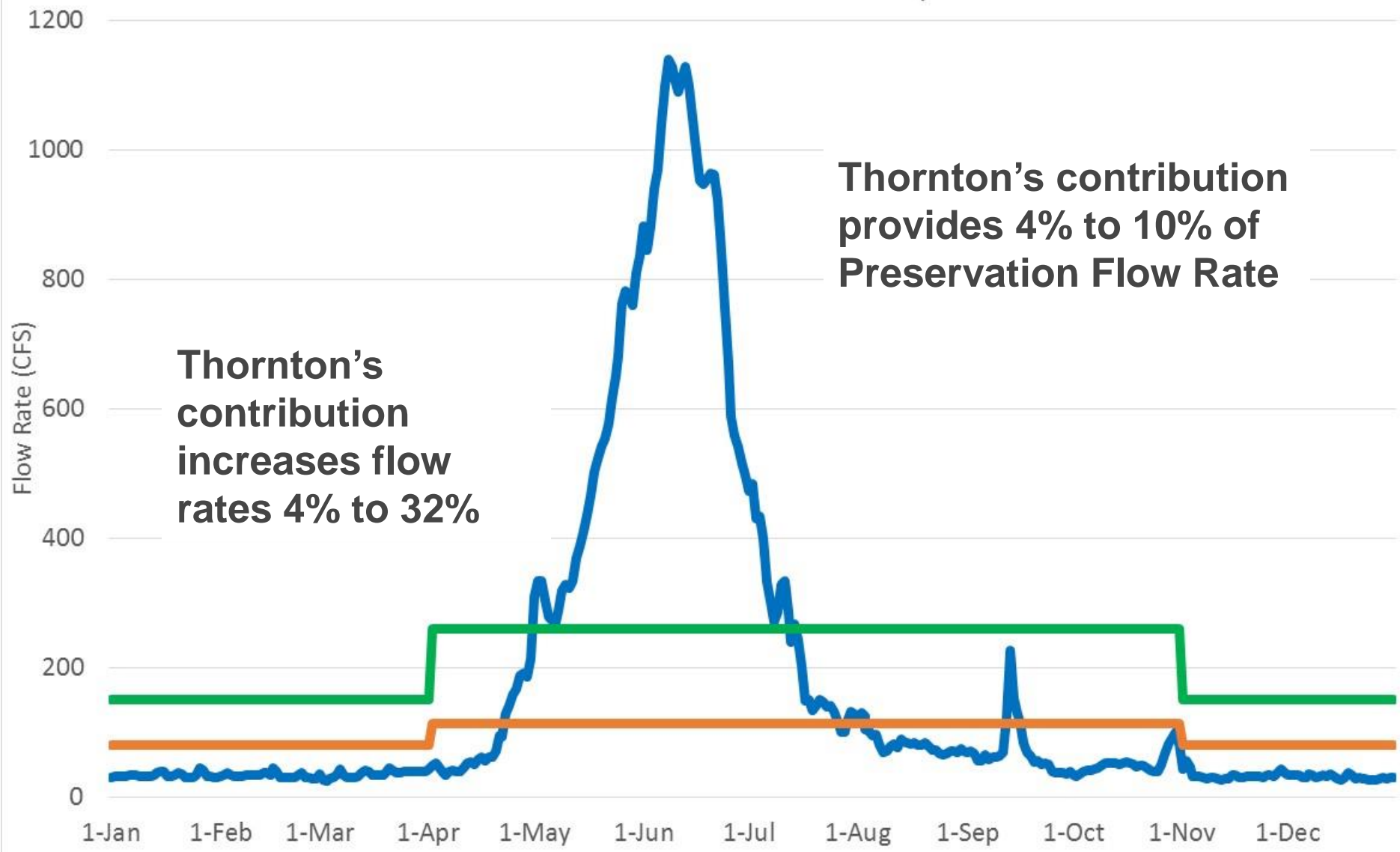


Cache la Poudre River at Fort Collins
Mean of Daily Mean Flow Rates in Cubic Feet per Second (1974 to present)
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Thornton's contribution increases flow rates 4% to 32%

Cache la Poudre River at Fort Collins
Mean of Daily Mean Flow Rates in Cubic Feet per Second (1974 to present)
with Colorado Parks and Wildlife Preservation and Improvement Flow Rates



Thornton's contribution increases flow rates 4% to 32%

Thornton's contribution provides 4% to 10% of Preservation Flow Rate

Enhanced Community Benefits IGA

Community Benefits

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Boxelder Creek Trail easement

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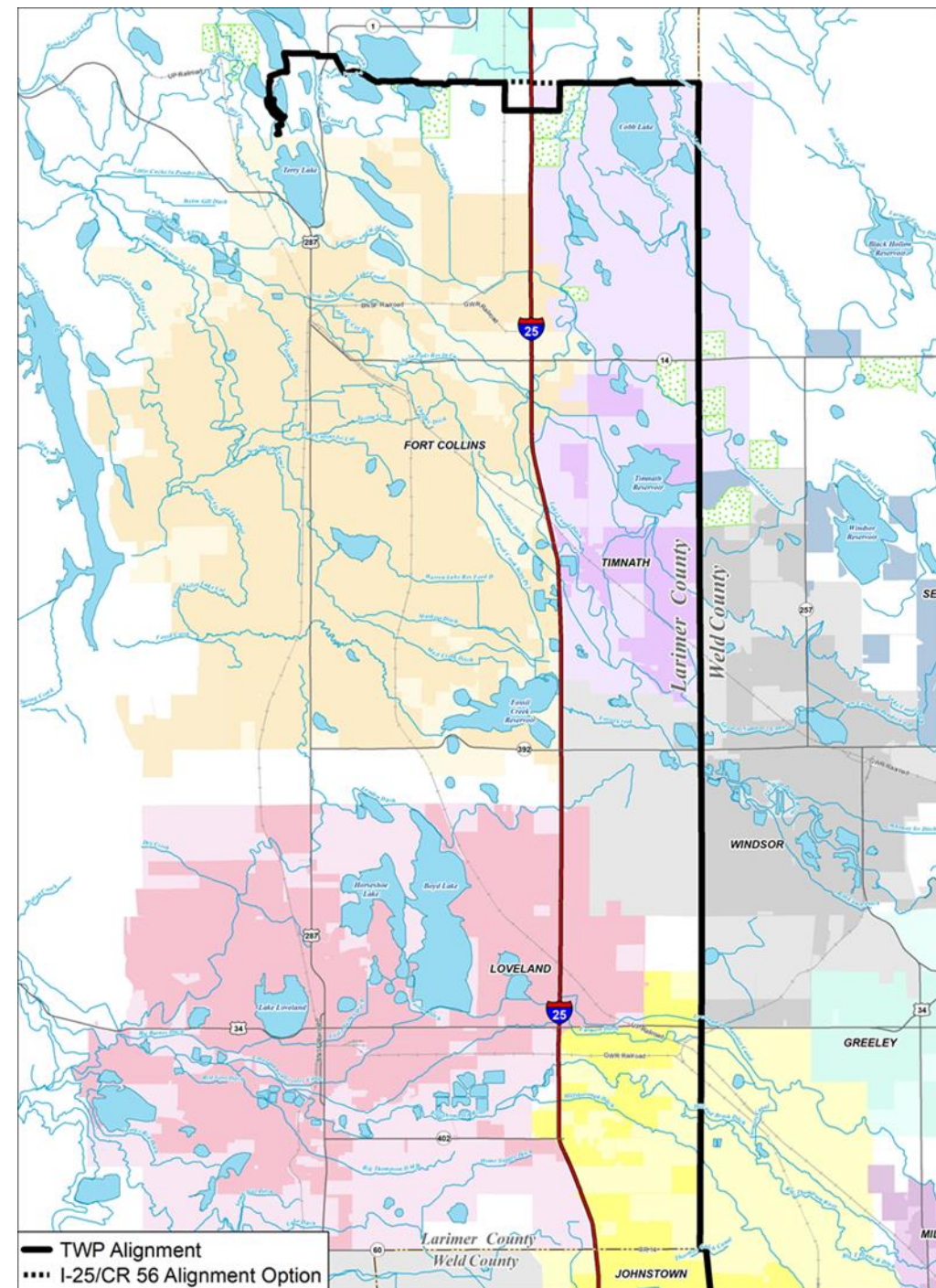


1041 Permit Criteria

Brett Henry, Executive Director – Infrastructure

Thornton has met 1041 Permit Requirements

The TWP corridor with Alternative 3 (Option C) Corridor meets the review criteria for approval in Larimer County Land Use Code Section 14.10.D.



Criterion 1

- Larimer County Master Plan addressed at July 9, 2018 hearing and subsequently
- No IGA's in corridor
- Temporary impacts are fully mitigated

LARIMER COUNTY MASTER PLAN

Adopted by the Larimer County Planning Commission

November 19, 1997

Larimer County Planning Department
200 West Oak Street
PO Box 1190
Fort Collins CO 80522
(970) 498-7683

Criterion 2

- Thornton has presented reasonable siting and design alternatives or explained why no reasonable alternatives are available



County Road 56

Shared Community Interests

- Agriculture
- Conveyance & Alignment Alternatives
- Construction
- Environment
- Process
- Quality of Life
- Water Supply
- Co-location

Water Project Needs

- Public Health / WQ
- Water Yield
- Water Decree
- WSSC Agreement
- Existing Storage
- 2025 Delivery
- Fiscally responsible



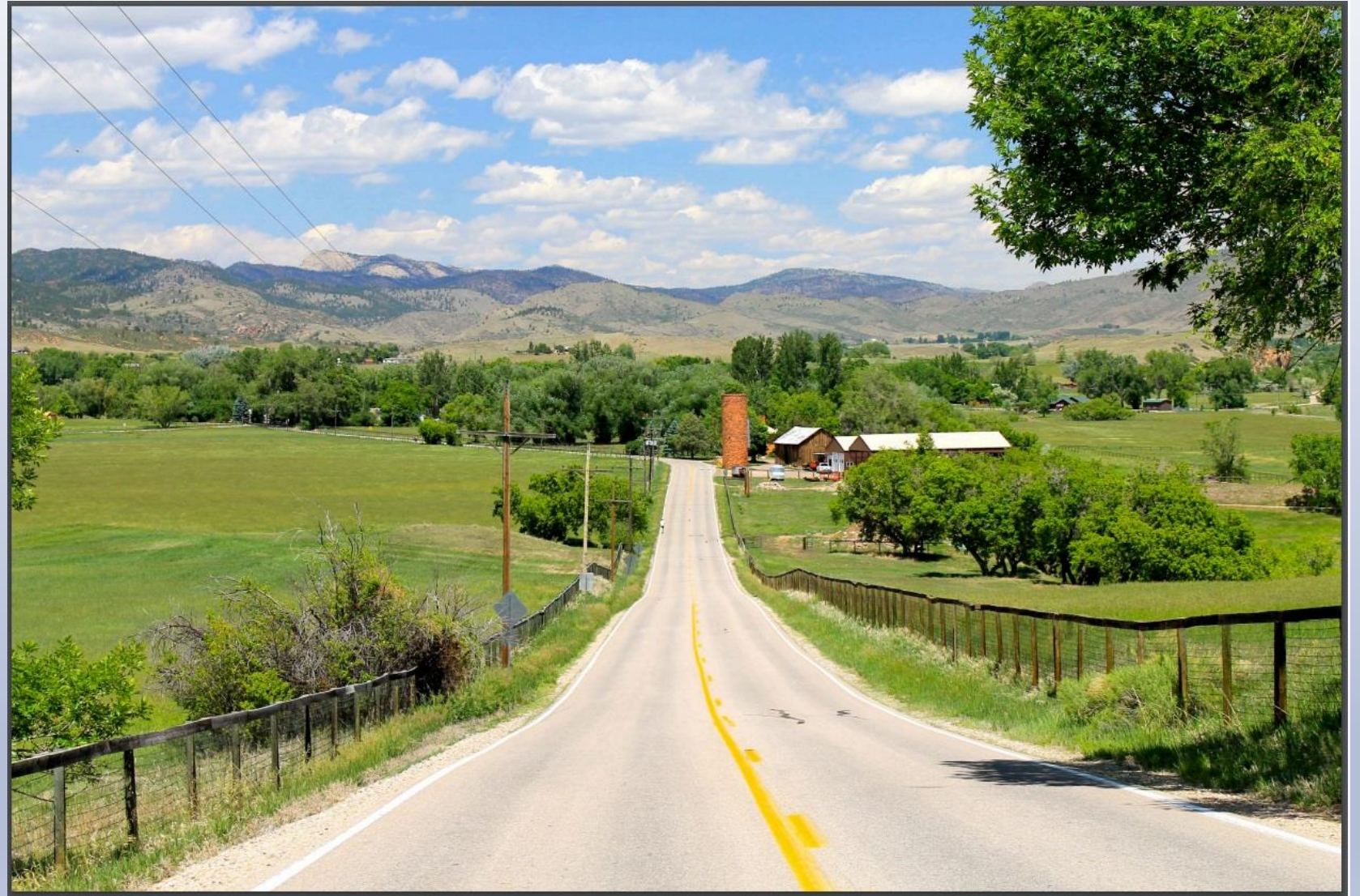
Criterion 3 & 4

- The project conforms with adopted county standards, review criteria and mitigation requirements concerning environmental impacts and will not have adverse affect on the land or its natural resources or adjacent lands



Criterion 5

- There are no sites or structures listed on the State or National Registers of Historic Places within the project corridor



Criterion 6 & 7

- The project corridor will not negatively impact public health and safety and will not be subject to significant risk from natural hazards including floods, wildfire or geologic hazards.



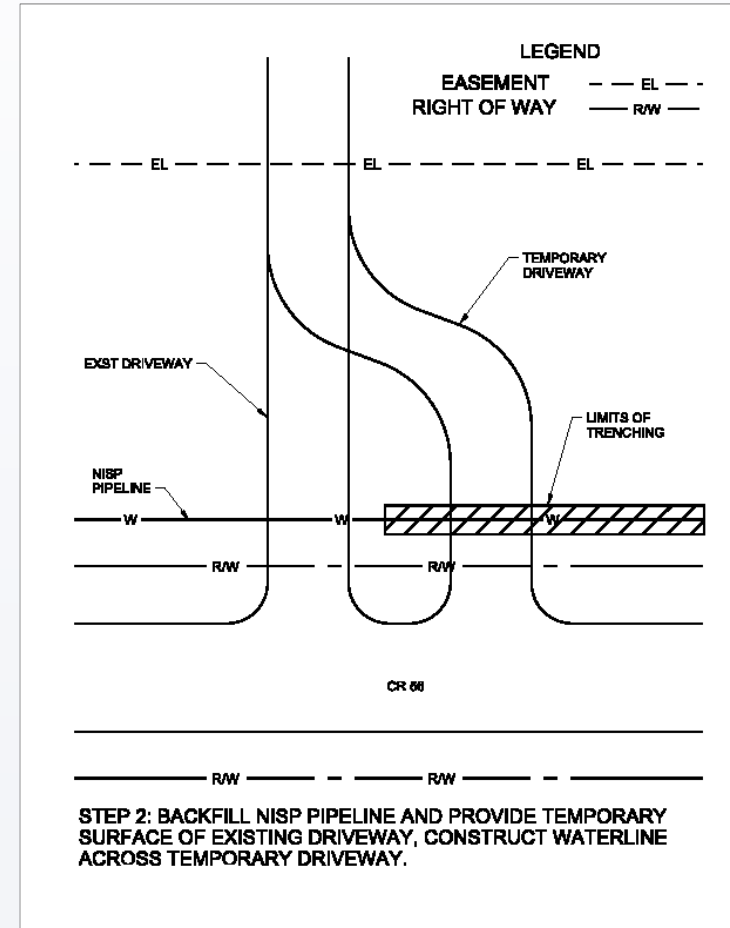
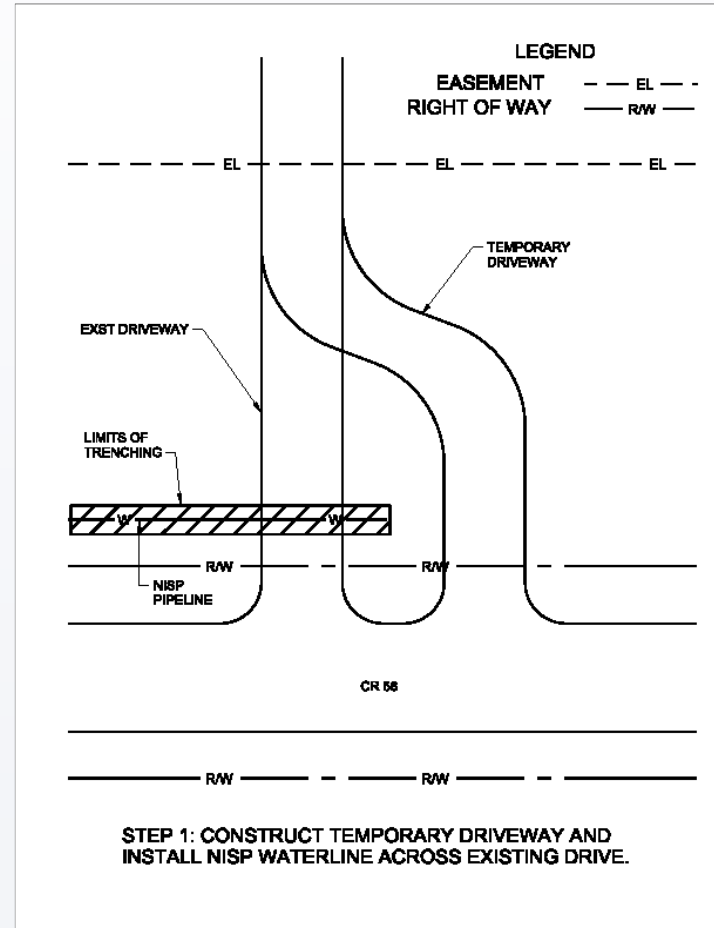
Criterion 8

- Adequate public facilities and services are available for the project or will be provided by Thornton and the project will not have a significant adverse effect on the capability of local government to provide services.



Criterion 9

- Thornton will mitigate any construction impacts to county roads, bridges and related facilities by restoring them to pre-construction or better condition
- Driveway access will be maintained at all times



Criterion 10

- No loss of natural resources or long term productivity of agricultural land.
- Avoids impacts to natural resources.
- Provides emergency raw water interconnects
- Provides \$1,000,000 for any unanticipated offsite transportation impacts



Criterion 11

- The project does not pose significant adverse effects
- Where there are any impacts, they are temporary or reasonably mitigated



Criterion 12

- Staff and referral agency recommendations have been addressed
- Thornton will continue to work with all referral agencies as to recommendations, coordination with and obtaining necessary permits for the project



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Fiber Optic

Voluntary Payments in Lieu of Taxes (~ 10 years)

Conditions of Approval

- Modified Conditions of Approval:
 - Modified #43 – Clarify what the IGA covers
 - \$1,000,000 Transportation Mitigation Fund
 - Turnberry Road realignment

Questions?



Thornton Water Project

Supplement 3

January 28, 2019