Conservation Easement Management Plan

Prepared by:
Hidden Springs Town Association
Boise, ID

January 2015

TABLE OF CONTENTS

Contents

CONSERVATION EASEMENT MANAGEMENT PLAN
HIDDEN SPRINGS, IDAHO

1.0 INTRODUCTION

Hidden Springs is a planned community on 1,844 acres in the Dry Creek Valley northwest of Boise, Idaho (Figure 1a-d). After development by Developers of Hidden Springs LLC (DHS) and other entities beginning in 1998, all remaining natural open space parcels in the community were deeded over to Hidden Springs Town Association, Inc. (HSTA) in 2008. Under the terms of the Hidden Springs Planned Community Ordinance (Section 8-21A-5E), no less than 810 acres of Hidden Springs property, designated as the "Open Space Area", are to remain open and free from development · other than wildlife habitat improvement, trails and other recreational improvements, agriculture and agricultural operations and outbuildings. As of 2014, more than 988 acres in Hidden Springs have been designated as natural open space subject to the terms of a Conservation Easement (CE) held by Ada County. Another 59-acre parcel of natural open space east of Cartwright Road is not held in the CE because it is bisected by a road easement. However, this parcel is presently managed as part of the CE.

Hidden Springs assigned the CE to Ada County in 1997 (Instrument# 97014352, February 24, 1997). The CE provides members of the public the right to enter and use any portion of the open space that is subject to a license or easement for trails (Appendix A). As part of the CE, Hidden Springs agreed to:

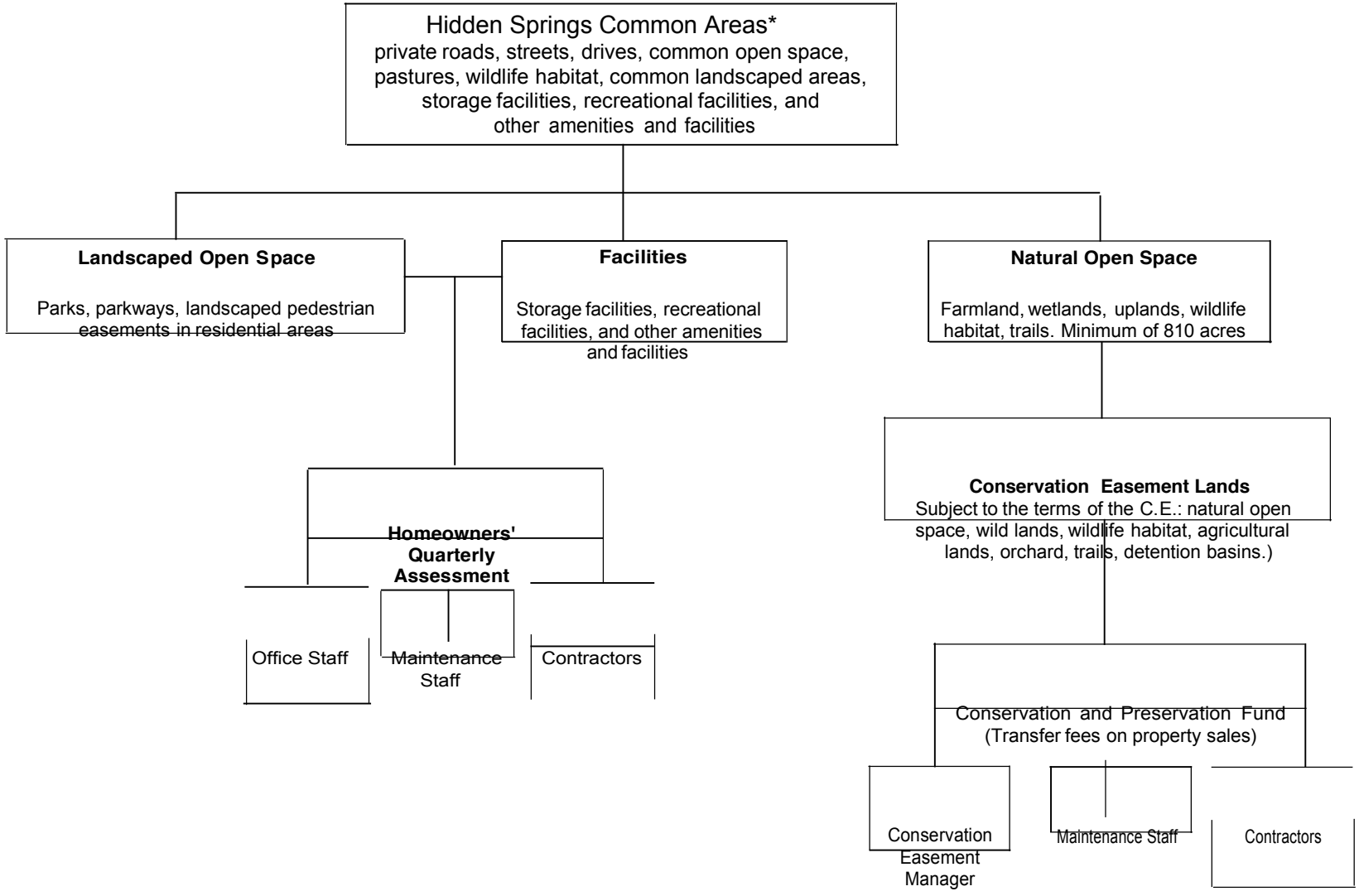
"...preserve and protect the scenic, historic, scientific, educational, natural, agricultural, open space and water resource values of the Open Space Area ..."

An Open Space Management Plan was first developed in 2003 to begin the process for managing the open space properties while the community was still under development. The present Conservation Easement Management Plan (Plan) represents the first 5-year revision to meet the evolving needs of the CE resources and community. The Plan is expected to be updated next in 2019, on a regular 5-year schedule.

The Plan is implemented by Hidden Springs' CE Manager under the authority of the HSTA. Resident input, formerly provided through the residents' Open Space Council (a volunteer advisory council of town residents), is now provided directly to the Hidden Springs Town Council (Town Council) at its monthly meetings. The CE Manager serves as resource person for residents interested in the uses and management of the CE.

The CE program receives its funding from the Conservation and Preservation Fund (C&P Fund), established to fund the care and management of natural and agricultural open space at Hidden Springs. Figure 2 depicts the funding structure for CE lands and other Hidden Springs Common Areas. At this time, the C&P Fund receives 0.025% of each property sale or resale in the community. The C&P Fund is administered by the HSTA.

Figure 2. Hidden Springs Common Area Funding Structure



2.0 PURPOSE AND IMPLEMENTATION

This Plan provides an integrated framework for balancing natural and cultural resource protection with residential and recreational activities in the community of Hidden Springs. For the purposes of this plan, the term "open space" refers to natural or agricultural open areas subject to the terms of the CE. It does not refer to landscaped parks or paths, playgrounds, school grounds, or similar common areas created during the development of the town and managed using homeowner association dues.

Hidden Springs has committed to: "...preserve and protect the scenic, historic, scientific, educational, natural, agricultural, open space, and water resource values of the open space area..."

Implementation of this Plan provides a model for better integrating the natural and developed worlds by protecting, restoring, and maintaining the natural and cultural open space of Hidden Springs. The Plan provides mechanisms for protecting natural and agricultural open space while allowing for sound community use that minimizes negative environmental effects and creates a healthy environment for community residents.

3.0 ENVIRONMENTAL SETTINGS

3.1 GEOLOGY AND SOILS

Hidden Springs is located in the western Dry Creek Valley in the Boise foothills of southwestern Idaho, along the margin of the Western Snake River Plain physiographic province. To the northeast of Hidden Springs is the Cretaceous Idaho batholith underlying Bogus Basin ski area. The batholith forms a mountainous region uplifted to form the northeastern margin of the western Snake River Plain (Link 2002).

The Boise foothills are composed of sandstone and lake beds formed on the edges and within Lake Idaho, a body of water that once covered a large portion of southwestern Idaho. This lake probably originated in the late Miocene and disappeared during the Pleistocene. Lakeshore and delta deposits include the Terteling Springs Formation (foothills areas north and south of Dry Creek) and Pierce Gulch Sand (foothills west of Dry Creek). After the ancestral lakes drained, the Boise River and associated drainages began downcutting through lake sediments. In the Dry Creek drainage,. 30 to 60 feet of Quaternary alluvium is present (Envirosearch 1997). A sizable basalt lava flow is found north of Dry Creek and west of Bogus Basin Road.

The soils of the foothills include three major groups: granitic, lacustrine (lakebed), and fluvial soils. These soils are moderately deep (20-40 inches) to very deep (over 60 inches). Soils on southern slopes are generally shallow to moderately deep (20-40 inches). The surface layer of these soils is usually low in organic content and easily eroded (Spatial Dynamics 2000).

Granitic soils occur at the middle to higher elevations (3,000 to 6,500 feet). They are well drained and moderately deep to very deep. Granitic soils are generally formed from the Cretaceous granitic rocks of the Idaho batholith. Lower elevation (3,000 to 5,700 feet) granitic soils include gravelly and non-gravelly, loamy coarse sand and sandy loams. Upper elevation granitic soils (5,700 to 6,500 feet) are gravelly sandy loam and gravelly loams (Spatial Dynamics 2000). Primary uses of areas with granitic soils include rangeland, woodland, wildlife habitat and recreation.

Lacustrine soils occur at the lower to mid elevations (2,800 to 3,400 feet) and are nearly level to very steep. These soils are very deep and well drained to excessively drained and are generally formed from deposits of sand or silt. They include sandy loams, loams, and silt loams. Primary uses of the soils are rangeland, wildlife habitat and recreation. A few areas with less slope are cultivated. The hills are sometimes capped with arkossic sandstone, lava flows, or fan remnants composed of late Pliocene volcanic sediments. These landforms are associated with landslides and slips (Spatial Dynamics 2000).

Fluvial soils occur at the lowest elevations in the foothills (below 2,700 feet) on nearly level to sloping alluvial fans, drainage ways, draws, and stream terraces (Spatial Dynamics 2000). They are very deep and somewhat poorly drained or well drained and range from silt loam to gravelly sand. The parent material is recent alluvium from weathered granite and mixed sediments (Spatial Dynamics 2000). Primary uses for the soils are agriculture, residential development, and recreation.

Soils within the Dry Creek Valley are generally very deep and are formed on igneous alluvial terraces and fans, and on the foot of colluvial mountain slopes (USDA SCS 1980). The Brent-Ladd loams, on 4% to 30% slopes, are well-drained, with moderately slow to very slow permeability. Cashmere coarse sandy loam, on 4% to 12% slopes, is well drained with moderately rapid permeability. Drax loam is moderately well drained with moderately slow permeability; and Haw-Lankbush complex soils, on 25% to 40% slopes are well drained with moderately slow permeability (USDA-SCA 1985).

Several areas in the foothills adjacent to Hidden Springs have experienced landslides in historic times. Sedimentary materials underlying the western foothills can be subject to slope failure under certain conditions. A slope angle of 14 degrees (slope grade of 25%) or greater appears to be the critical slope on which landslides may occur in the foothills (Spatial Dynamics 2000). A large slide area is visible in the foothills northeast of Hidden Springs.

3.2 HYDROLOGY

Hidden Springs sits within the Dry Creek watershed. The foothills of the watershed recharge the shallow and deep aquifers, as well as the Boise River (Spatial Dynamics 2000). Dry Creek originates near Little Deer Point and bisects Hidden Springs property north to south. There are three aquifers in the Dry Creek Valley (Centra 2008):

- unconfined water table aquifer in the alluvium of the valley floor with shallow groundwater (less than 10 feet below ground surface).
- principal aquifer in high permeability sand of the Upper Idaho Group (up to 300-

feet deep).

- geothermal groundwater system at 350 to 1,000 feet below surface in the deep volcanic rocks along the foothills fault system. Artesian wells in this system have water temperatures of up to 104 degrees Fahrenheit (F). Geothermal waters have not been identified in Hidden Springs.

The Hidden Springs water table is generally stable throughout the year at 4 to 6 feet below ground surface, except in April when the water may rise to 1 foot below surface. The Hidden Springs Drive wetlands have groundwater levels between 1 and 2 feet below surface year-round.

The Idaho Department of Water Resources considers Dry Creek to be a perennial stream that is periodically dry due to water diversion for agriculture. It currently flows for much of the year from its headwaters on the ridges that connect Deer Point and Boise Peak, southwest to where it connects with Spring Valley Creek (n-ear Highway 55). At Dry Creek's confluence with Spring Valley Creek, it drains approximately 14,000 acres of land, incorporating the flow from Thorn Gulch Creek, McFarland Creek, Shingle Creek, Daniel's Creek and Currant Creek. Currant Creek and McFarland Creek cross Hidden Springs property on the north.

A number of natural and agricultural wetlands are present on Hidden Springs property. The wetlands at Hidden Springs are the result of three factors (Ecological Design 2000):

- naturally occurring surface and groundwater associated with Dry Creek;
- a naturally occurring high water table at the location of the "hidden springs"; and
- groundwater artificially elevated by past and present irrigation practices.

The springs and associated wetlands from which the community takes its name were identified in 1998 as being within the jurisdiction of the U.S. Army Corps of Engineers (USAGE) (i.e. jurisdictional wetlands), and are afforded a variety of protections under the law. Other local wetlands, in areas that were previously uplands, are associated with groundwater that has been artificially elevated by irrigation practices. These wetlands are not within the jurisdiction of the USAGE (Ecological Design 2000).

3.3 CLIMATE

The climate in northern Ada County is generally dry and temperate, with sunny, dry and warm summers, and cloudy/foggy, moderately cold winters. Record summer high temperatures have reached 109 to 111 degrees Fahrenheit (F), but 90 degrees F is the norm. In winter, temperatures below freezing are common with the record low of -25 degrees F occurring in December 1990. Temperature and precipitation vary across the Dry Creek watershed, but generally precipitation increases with elevation from under 12 inches per year on the valley floor *to* 20 inches per year at the Boise Ridge, while daily temperatures decrease with elevation (Spatial Dynamics 2000). Average annual precipitation totals approximately six inches of rainfall and six inches of snowfall (normal annual precipitation totals 13.71 inches). Average relative humidity is 41%.

3.4 FLORA

The four major plant communities in the Hidden Springs area are: grassland, upland shrub, riparian and agricultural. Grassland and upland shrub communities are found on the lower and mid-elevation slopes. Riparian communities are associated with water features on the floodplains and drainages. Agricultural communities are found on the valley floodplains (Spatial Dynamics 2000).

3.4.1 Grasslands

Grasslands are a dominant plant community on the lower elevation slopes composed of lakebed soils (Spatial Dynamics 2000). Past grazing and fire on these slopes have eliminated much of the native shrub and grass vegetation and left dense stands of exotic annual grasses such as cheatgrass *(Bromus tectorum)* on sandy soils. Other exotics and state listed noxious weeds, such as rush skeletonweed *(Chondrilla ;uncea),* are also found in the grasslands.

3.4.2 Upland Shrub

Sagebrush and bitterbrush upland shrub communities are prevalent on mid-elevation granitic soils. Historic grazing and fires also have altered the native composition of these communities. The remaining shrub communities consist of a patchwork of native shrubs with native and exotic species. At higher elevations, granitic soil plant communities become mixed shrub/grassland complexes dominated by Wood's rose (Rosa woodsii), bitterbrush *(Purshia tridentate),* chokecherry *(Prunus virginiana),* and Big sagebrush *(Artemisia spp.)* (Spatial Dynamics 2000).

Arrowleaf Balsamroot

Bitterbrush

Shrubs present in the Hidden Springs uplands community include big sagebrush, bitterbrush, rabbitbrush *(Chrysothamnus nauseosus)* and syringa *(Philadelphus lewisilj.* Grasses include bluebunch wheatgrass *(Agropyron spicatum),* Great Basin wildrye *(Eiymus cinereus),* three-awn grass *(Artemisia longiseta),* and cheatgrass. Forbs (perennial herbs with broader leaves than grasses) found in the foothills include arrowleaf balsamroot *(Balsamorhiza sagittata),* yarrow *(Achillea miflefolium),* nine-leaved desert parsley *(Lomatium triternatum),* Pursh's milkvetch *(Astragalus purshii),* long-leaved phlox *(Phlox longifolia),* sagebrush, buttercup *(Ranunculus glaberrimus),* and prairie star flower *(Lithophragma bulbifera).*

Big sagebrush is a native evergreen shrub in the

sunflower family that is a major specie in the sagebrush grasslands of Idaho. It normally grows to about 4 feet tall, but can get up to 10 feet tall. It flowers between August and September and produces seeds in late fall. It grows on many different types of sites and is adapted to a wide range of soils.

Rabbitbrush

Bitterbrush is a native evergreen shrub of the rose family that can reach up to 12 feet tall, but is more commonly between 3 and 9 feet tall. It flowers from April to August. The flowers are bright yellow and numerous along the outer branches. Bitterbrush occupies the coolest, wettest parts *of* the sagebrush grasslands. It is common on foothills and mountain slopes, and prefers well-drained, rocky or sandy soils. Bitterbrush is important browse for grazing wildlife, primarily as a fall or winter forage. The seeds are relatively large and sought by rodents.

Rabbitbrush is a native warm-season shrub of the sunflower family that generally grows from 2 to 5 feet tall. It flowers from June to September. The flowers are yellow and grow in clusters at the tops of the branches. Rabbitbrush is found in the sagebrush grasslands, juniper woodlands and parts of the salt-desert shrublands. It commonly grows with sagebrush and prefers dry soils in the foothills. Rabbitbrush has a low value as forage, but deer will sometimes eat it in the winter.

Syringa

Syringa, also known as mock orange, is Idaho's state flower. This shrub blooms in June and prefers slightly rocky habitats. Its flowers smell like orange blossoms.

Bluebunch wheatgrass is a bunchgrass that grows, 1 to 2 %feet tall. Growth begins in April, and the plants stay green well into the summer. Bluebunch wheatgrass is adapted to elevations down to less than 1,000 feet. It is found on all aspects on mountain slopes, benches, basins, or alluvial fans, and in valley bottoms.

Bluebunch wheatgrass

Great Basin Wildrye

Bluebunch is adapted to a wide variety of soils, but is found mostly in well-drained, medium to coarse textures soils which vary in depth from shallow to very deep. It will tolerate moist soils, but is most abundant on dry soils and is extremely tolerant to fire. The forage is good for elk and deer.

Great Basin wildrye grows near stream banks, in ravines and on plains at less than 2,500 foot elevations. The valley bottoms such as in the Dry Creek Valley were most likely predominantly Great Basin wildrye before settlement. It is adapted to areas with 15 to 25 inches of annual precipitation, but can grow with as little as 10" of precipitation in the bottomlands where there is additional moisture from run-on, flooding and high water tables. It is usually found on sites where extra moisture is available such as near riparian sites, ephemeral ponds, swales and playas.

This grass is adapted to a wide range of soils from clay and silty soils in the deserts, to coarse textured, gravelly, and stony soils. It does well in moderately saline soils and provides fair quality forage for wildlife in the spring, but loses its palatability in the summer. It can be a valuable winter forage because its tall stems stick up above the snow.

3.4.3 Riparian

Riparian plant communities are associated with perennial and intermittent streams in the foothills and valley, and sloughs and drains on the valley floor. Lower elevation riparian zones generally have tree canopies dominated by black cottonwood *(Populus trichocarpa).* The shrub layer is dominated by willows *(Salix* spp.), golden currant *(Ribes aureum,* alder *(Alnus sp.),* black hawthorn *(Crataegus douglasil),* red-osier dogwood *(Comus sericea),* poison ivy *(Toxicodendron rydbergii),* and Wood's rose. Riparian zones in the mid- to upper elevations generally do not have a tree canopy, but are dominated by willows and shrubs (Spatial Dynamics 2000).

Within the narrow riparian zone of upper Dry Creek, vegetation is dominated by large woody shrubs. Weedy species are less established here than other riparian areas in the foothills (Moseley *et al* 1992). Downstream, the steep slopes give way to a broad bottomland that has been primarily used for agricultural purposes (Moseley *et al* 1992). Water birch *(Betula occidentalis)* is prominent in the creek corridor downstream from Bogus Basin Road. Golden currant, Wood's rose, arroyo willow *(Salix*

Wood's Rose

lasiolepis), yellow willow *(Salix lutea),* poison ivy *(Rhus radicans),* and redosier dogwood *(Comus sericea)* are also found in this area. Hackberry *(Celtis reticulata)* is common on the slopes just above the riparian zone (Moseley *et* a/1992).

On the valley floor, wetlands are dominated by trees and shrubs such as silver maple *(Acer saccharinum),* crack willow *(Salix tragi/is),* yellow willow, golden currant, and Wood's rose. At the edges of the wetland are black cottonwoods near the springs and crack willow trees along the older drain ditches. Other plants include spikerush *(Eieocharis pa!ustris),* woody sedge *(Carex !anuginosa),* common nightshade *(Solanium dulcamare),* reed canary grass *(Pha!aris arundinaca),* cattail *(Typha !atifolia),* Watson's willow herb *(Epi/obium watsonii),* and quack grass *(Agropyron repens),* (Tiedemann 2000). Appendix B lists wetland plants identified to date in Hidden Springs.

Wood's rose is an erect, trailing, or climbing shrub 1 to 6 feet tall. The flowers, blooming from May to July, are red or pink in color. The fruit, or hip, is orange. Wood's rose hips remain on the plant through much of the winter. Many birds and mammals are sustained by the dry fruits when the ground is covered with snow.

Golden Currant

Wood's rose is abundant in moist sites of dry habitats, especially along riverbanks, canyons and open woods of lowlands and foothills. It is browsed by big game from spring through fall, including moderate use by mule deer and elk. Game strongly prefer this shrub in the spring when the leaves appear. Porcupines and beavers also browse the leaves. Rose hips are a favorite food of squirrels and are sometimes eaten by coyotes and bears. The dense thickets formed by Wood's rose along field borders and stream courses are used for nesting and escape cover by many birds and small mammals.

Black Hawthorn

Golden currant is a 4 to 6 foot-tall shrub common to sheltered or slightly moist sites in the foothills. Its odorless yellow flowers bloom in March and April, and are followed in summer by orange to red-colored edible fruits that are sought after by a variety of birds and other wildlife. The fruit is a round orange to yellowish berry about 1/4" in diameter. It is a member of the gooseberry family.

Water birch occurs on the wet to moist, nutrient-rich soils of stream banks, forests,

and marshes. It is important in wetland ecosystems and those near water, where it provides important habitat for many birds and other animals.

Redosier dogwood is a small- to medium-sized shrub with bright red twigs that grows well in saturated soils and is good for stream bank erosion control. It has clusters of white berries in July and August that are preferred by many species of song birds and game birds. It is also browsed by deer, rabbits and hare.

Black hawthorn is a small tree or large shrub common in moist areas such as stream banks and is commonly found with chokecherry. It usually grows in dense colonies. Because of the thorns, it provides good cover for small mammals and birds. Porcupines often spend a large part of the winter in black hawthorns, eating the bark.

Chokecherry

Chokecherry is a leafy shrub or small tree that can grow up to 25 feet tall. The shiny green leaves have a fine-toothed margin. Small, numerous, whitish or cream-colored flowers are clustered at the ends of leafy branches. The flowers later develop into a dark purple or black, juicy, berrylike drupe. Chokecherry prefers sunny, moist sites, especially along stream or river courses, seeps, and canyons. It usually flowers in May or June and fruits in August or September.

3.4.4 Agricultural

The bottomlands of Hidden Springs have been farmed since the early 1860s when Phillip Schick and others homesteaded the land. Schick planted a wide range of crops that he sold to the Boise Basin miners and to the residents of Boise City. At various times he is known to have grown wheat, corn, barley, oats, potatoes, beans and hay (U.S. Census 1870; 1880) along with fruit and nut trees.

Notable deciduous trees planted near the farmstead include silver maple *(Acer saccherinum)* and black locust *(Robinia pseudoacacia).* The large silver maples that surround the historic farmhouse appear to be more than 100 years old and were probably planted by Phillip Schick who homesteaded the land in the 1860s.

Black Locust

Black locust was planted in the early 20th century along the road to the farm by the farm manager Costan Ostolasa and his son Anastasio. This tree is native to the Appalachian Mountains and grows along streams in rich bottomlands. It has been cultivated extensively *to* control erosion, to reclaim land and for ornamental purposes. It is very strong, hard and heavy, and is often used for mine timbers, fence posts, poles, and railroad ties.

Silver Maple

The 20th century agricultural plant community focused on livestock feed crops. For example, near the Hidden Springs Drive wetlands, the fields were planted in blue joint reed grass *(Ca!amagrostis canadensis),* a forage grass that is tolerant of prolonged periods of soil saturation (Tiedemann 2002).

3.4.5 Rare Plants

A rare plant survey of the Boise foothills that included areas along Seamans Gulch Road south of Hidden Springs (primarily in the area of the Ada County landfill) identified several rare plant populations (Moseley *et* a/1992).

Mulford's milkvetch (Astragalus mulfordiae). Eight small populations of Mulford's milkvetch were found in the Boise foothills west of Stewart's Gulch, each occurring on just a few square yards and containing a total of 60 plants. Three of the occurrences were in the Seamans Gulch area, on Hidden Hollow Landfill property near Hidden Springs. Kordiyak (1994) noted potential habitat for Mulford's milkvetch at Hidden Springs, but no populations were identified.

Slick-spot Peppergrass (Lepidium papil/iferum). Seven small populations of slick-spot peppergrass were identified in the Boise foothills study area. All the populations are small, consisting of fewer than 150 individuals in 1991 and 1992, although this number may vary from year to year depending on climate patterns. The area occupied by each of these populations is small, ranging from 3 feet to 600 feet in diameter. The Boise foothills populations are at the northern edge of the plant's distribution.

Aase's Onion

Three populations occur at the Hidden Hollow Landfill near Hidden Springs (Moseley *et* a/1992). Kordiyak (1994) noted potential habitat for slick-spot peppergrass at Hidden Springs, but no populations were identified.

Aase's onion (Allium aaseae). Populations of Aase's

onion occur throughout the Boise foothills, including in upper and lower Pierce Gulch and upper Seamans Gulch. Aase's onion is endemic to southwestern Idaho. In the past, it was considered by the U.S. Fish and Wildlife Service (USFWS) to be a Federal Category 1 candidate for listing under the Endangered Species Act. Under the present system, it is no longer a Federal candidate species. The Idaho Native Plant Society includes Aase's onion on its list of rare plants with a priority of 11, indicating threats of low magnitude and non-imminent (IDFG 2003).

Kordiyak (1994) identified Aase's onion on Hidden Springs property. Table 1 lists the six populations identified at Hidden Springs.

Table 1. Aase's Onion Populations, Hidden Springs

Site#	*Population Size*	*Rank*	*Acres*
1	Less than 500	Category C	3
2	More than 5,000	Category A	4-5
3	500-5,000	Category B	2
4	500-5,000	Category B	0.25
5	More than 5,000	Category A	3-4
6	500-5,000	Category B	2

Source: Kordwak (1994)

Sites 1, 2, and 3 were identified in the sandy, gravelly soil of the Payette-Quincy unit in three-awn grass *(Aristidia purpurea)* habitat with bitterbrush *(Purshia tridentata).* Sites 4 and 5 were found in similar habitat in the Haw-Lankbush soil unit; and Site 6 was found in the Lankbush-Brent soil unit (Kordiyak 1994). None of these sites was in or near areas planned for development. Figure 3 depicts approximate locations based on descriptions in Kordiyak (1994).

3.5 FAUNA

The Boise foothills support diverse wildlife including wintering populations of mule deer *(Odocoileus hemionus)* and elk *(Cervus e!aphus),* migrating raptors and neotropical birds and several special status species (Spatial Dynamics 2000). Higher quality riparian areas in the deeper foothills gulches that support year-round stream flows during most years are especially important to wildlife. Like Dry Creek they support large riparian zones and contain water through much of the year.

From November to April, the Boise area is an important winter range for thousands of mule deer. A small number of mule deer are year-round residents of the foothills. Mule deer feed on succulent, easily digestible forage such as cheatgrass and bluegrass. Perennial grasses with a lot of residual foliage are not readily used by mule deer.

A smaller population of Rocky Mountain elk also depends on the foothills. They primarily use the foothills during the winter. Winter elk population densities ranged from 1 to 70 elk per square mile (Spatial Dynamics 2000). Elk densities are highest in the western foothills, including north of the Dry Creek valley. Elk feed on perennial grasses not readily used by mule dear because the elk digestive system is better adapted to rougher forage.

Large predators seen occasionally in Hidden Springs along the Dry Creek corridor are mountain lion *(Felis concolor)* and black bear *(Ursus americanus).*

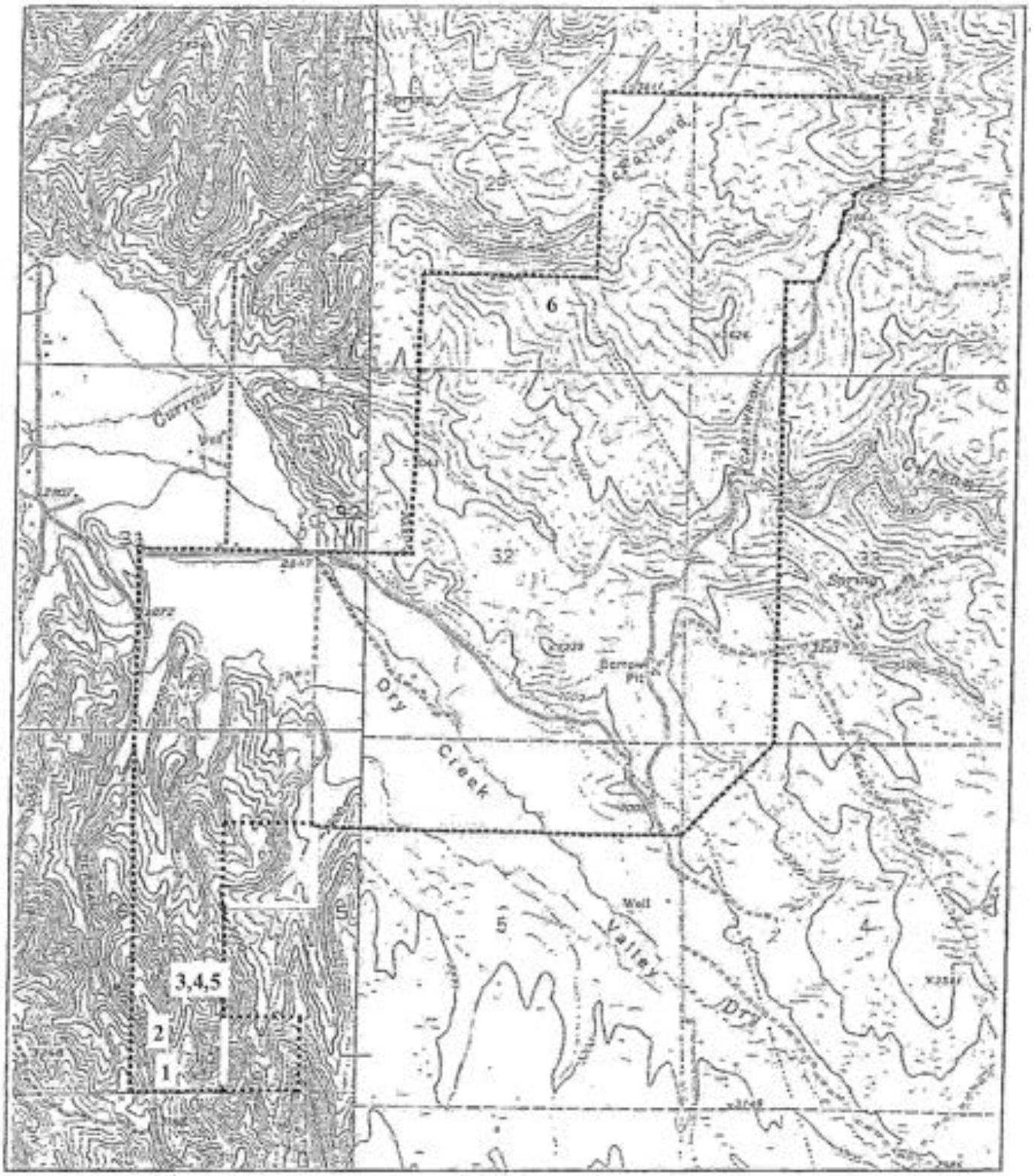


Figure 3. Estimated locations of Aase's Onion populations in Hidden Springs based on descriptions in Kordiyak 1994.

Other large mammals include whitetail deer *(Odocoileus virginanus)* and pronghorn *(Antilocapra americana).* Mid-sized foothills mammals include bobcat *(Lynx rufus),* coyote *(Canis latrans),* muskrat *(Ondatra zibethicus),* raccoon *(Procyon Jotor),* weasel and mink *(Mustela sp.),* skunk *(Mephitis mephitis),* badger *(Taxidea taxus),* red fox *(Vu/pes vulpes),* porcupine *(Erethizon dorsatum),* and beaver *(Castor canadensis).* Small mammals include squirrel *(Spermophilus sp.),* yellow-bellied rockchucks *(Marmota flaviventris),* hare *(Lepus sp.), rabbit (Sylvilagus nuttll!ii),* mice *(Peromyscus sp.),* pocket gopher *(Thomomys sp.),* vole *(Microtus sp.),* shrew *(Sorex sp),* and bat *(Myotis sp.)* (Spatial Dynamics 2000).

Approximately 203 species of birds use the foothills at various times of the year (Spatial Dynamics 2000). Raptors include harriers *(Circus cyaneus),* hawks *(Accipiter* and *Buteo),* falcons *(Falco sp.),* golden eagles *(Aquila chrysaetos),* and a variety of owls.

Great Blue Heron

Upland game birds include quail (Callipepla californica), dove *(Zenaida macroura),* chukar (Aiectoris chukar), and pheasant *(Phasianus co/chicus).* Quail are present throughout the foothills, particularly in urbanized areas. Some pheasants are found on agricultural lands in the larger foothill valleys and gulches, including the Dry Creek Valley. Chukars inhabit rocky areas and side hills.

Red Tail Hawk

Water birds include great blue heron *(Ardea herodias),* Canada goose *(Branta canadensis),* and mallards *(Anas p!atyrynchos).* Appendix B contains a list of birds observed in Hidden Springs to date.

The foothills also support a variety of amphibians and reptiles. Amphibians depend directly upon the riparian wetlands for food, cover, and a place to breed and hibernate. Some amphibians only use the wetlands for one part of their life cycle, and then move to other habitats. Reptiles are directly dependent on the water, upland shrub and grass, and woodlands for habitat.

3.5.1 Sensitive Species

A number of sensitive wildlife species are known in the Boise foothills in general, although these have not been identified within Hidden Springs. Bald eagles *(Haliaeetus leucocephalus)* are known to scavenge winter-killed carcasses of big game in the open sagebrush areas. Migrating ferruginous hawks and merlins can sometimes be found along the Boise Ridge. Flammulated owls *(Otus flammeolus)* are believed *to* nest in the foothills (Spatial Dynamics 2000). They prefer to nest in relatively mature stands of conifers located near brushy fields. Turkey *(Meleagris gallopavo)* populations are associated with the upper coniferous and mountain shrub transition zones in the foothills. In the spring, long-billed curlews *(Numenius americanus),* a species of special concern, migrate to the foothills area to nest. This large shorebird nests and raises its young in annual grass habitat on open slopes and swales. Townsend's big-eared bats *(Corynorhinus townsendii)* roost in caves and rocky outcroppings. Other special status species found in the foothills include lesser goldfinch *(CardueLis psaltria),* Merriam's shrew *(Sorex merriam!),* western small-footed myotis *(Myotis Leibii),* pallid bat *(Antrozous paLLidus),* and western ground snake *(Sonora semiannuLata)* (Spatial Dynamics 2000).

3.6 WILDLAND-URBAN INTERFACE

Hidden Springs is situated in the Wildland-Urban Interface (WUI), an area where wildland vegetation meets urban development. WUI lands can be at risk for wildfire, landslides or floods. Because of its location, Hidden Springs is subject to a number of requirements to reduce wildfire hazard in the community. Appendix E contains applicable wildfire management measure, including sections of Ada County's Hidden Springs' Residential Guidelines and CC&R's.

Under the *Healthy Forests Restoration Act of 2003* (HFRA), U.S. Counties, including Ada County, have developed WUI wildfire mitigation plans. Ada County's wildfire mitigation plan (Schlosser et al 2006) provides a context for understanding the history of fire on the landscape and measures for addressing fire hazard in the WUI. The plan notes that:

> "…fire was once an integral function of the majority of ecosystems in Idaho. The seasonal cycling of fire across the landscape was as regular as the July, August and September lightning storms plying across the canyons and mountains…Native plant communities in this region developed under the influence of fire, and adaptations to fire are evident at the species, community, and ecosystem levels."

Local counties are responsible for defining the boundaries of the WUI in their areas for the protection and treatment of fire hazard. Four wildland/urban categories have been identified for use in the WUI. The Hidden Springs area falls under the *Interface Condition* definition *(Federal Register* 66(3), January 4, 2001);

> "Interface Condition—a situation where structures abut wildland fuels. There is a clear line of demarcation between the structures and the wildland fuels along roads or back fences. The development density for an interface condition is usually 3+ structures per acre."

In its evaluation of foothills communities, Ada County's 2006 wildfire plan has this to say about Hidden Springs:

> **"4.4.3.1.9 Hidden Springs and Dry Creek Area**
>
> The community of Hidden Springs is a new planned community to the north of Boise. There are multiple access points to Hidden Springs, including Dry Creek off Highway

55, Seaman's Gulch Road, Pierce Park Road, and Cartwright Canyon Road. The community is set in the bottom of Dry Creek, surrounded by the Boise Foothills. Home construction has been limited to the gentler, flatter ground in the valley bottom. All homes are accessible by wide roads of adequate size to accommodate emergency vehicles.

Dry rangeland fuels surround the community. However, there are distinct breaks between the urban environment and the wildlands, with adequate defensible space surrounding all the homes. All homes also have been constructed and landscaped using fire-safe methods. A North Ada County Fire and Rescue Station was established in the community and will be staffed on an as needed basis during the brush fire season.

The community at large is at very little risk to wildland fire. Future Development in the area will increase the exposure of homes and people to wildland fire risk. District fire personnel have concerns regarding water availability in subdivision planned in the area. Expansion of the hydrant infrastructure is not planned for some areas of development. The inability to tap into a static water supply will reduce fire fighting effectiveness in these new areas of development."

Hidden Springs residents who live on the edge of natural open space areas are encouraged to review and apply the regulations and guidelines presented in Appendix E of this plan.

4.0 HISTORICAL SETTING

Early lifeways in the Dry Creek Valley were first documented by archaeologists during the excavation of Dry Creek Rockshelter in 1975 (Webster 1978). Webster found a long sequence of habitation in the rockshelter beginning 4,100 years ago and probably earlier. Oral tradition among local residents recounts stories of Indians passing through the valley regularly and sometimes wintering there, although the exact location of the camps is unknown (C. Ostolasa 2005). Past residents of the property remember finding many Indian arrowheads and other artifacts at the ranch through the years (C. Ostolasa 2005).

Gold discoveries in the Boise Basin in the early 1860s brought miners and others to the region from California and Oregon. The influx of miners raised the local prices of hay and provisions, opening a new market for farmers and ranchers (Chaffee 1927). A toll road was completed through the Dry Creek Valley by Alexander Rossi and A. H. Robie to their Shafer Creek lumber mill in 1869. The road came up through Raymond and Stewart Gulches and over the divide into the Dry Creek drainage where it ran for 4.5 miles to the mill. Later Thomas Healy constructed a road from Stuart Gulch to the toll gate northwest of Stack Rock. In 1881, Healy was granted a license by the Ada County Commissioners to maintain the existing toll road from Dry Creek crossing to the mill at Shafer Creek. In 1913, the toll road became a county road after five years of public use.

Early homesteaders settled on the fertile farmlands of Dry Creek. Later homesteaders claimed the dry lands of the foothills to the north. Table 2 lists patented homesteads in what is now Hidden Springs.

By 1864, there were eight homestead claims on Dry Creek. In the Hidden Springs area, Phillip L. Schick and George Banker claimed a homestead and began operation with five horses, a wagon, a plow, and a harrow. Ada County tax records show a house on the property by 1868. Schick later bought out Banker's interest in the property and by 1890 he had 55 horses, 10 head of cattle and seven hogs. The Schick family farmed on Dry Creek until the early 1900s. Schick's farmhouse remains standing in Hidden

Springs. It is a National Gable- Front-and-Wing style/Italianate building with associated farm outbuildings and irrigation features.

Table 2. Patented Homesteads in Hidden Springs

Patent Date	*Name*	*Hidden Springs Location*
1874	Phillip L. Schick	Farm area & South Meadow
1876	William Daniel	South Meadow & Dry Creek Meadow
1877	Crawford	Village & North Meadow
1886	William C. Coppock	Farm area & north foothills
1899	Annie & Ansel L. Goure	North foothills
1902	James J. Rodgers	South foothills & orchard
1909	Roy Sacks	South foothills
1916	Matthew T. McCandless	Rolling Hills & north foothills
1916	Guy B. Humphrey	South foothills water tower area
1917	Ward M. Rogers	North foothills
1918	Ruben J. Wiedrick	Northeast foothills
1919	Benedikt Woyak	Rolling Hills & north foothills
1920	Alice V. Ourada	North foothills
1959	John DeChambeau	South foothills water tower area

From the later 1800s until the 1920s, grain, hay, and livestock were raised on Dry Creek farms. Peach, prune, and cherry orchards grew throughout the valley.

The Echevarria house. Built in 1906; demolished in the late 1990s.

By 1910, several Basque families had moved into the valley. Pedro Echevarria, his wife Marfa Yrusta and his family moved to Dry Creek where his brothers and father farmed. His father built a stone house in 1906, which was large enough to house two families. The house stood on McFarland Creek Road next to the Dry Creek School for more than 90 years until the late 1990s when it was demolished by the Echanove family who later owned the property.

Dry Creek School, built by Phillip Schick just north of Hidden Springs, was used as a house by Pete and Betty Echanove after World War II, and was later remodeled. The Echanove house still stands along Dry Creek Road north of Hidden Springs.

Drv Creek School, ca. 1953

Cattleman and banker Frank Parsons bought the Schick homestead and adjacent acreage in 1920. Parsons, husband of Anna Louise Moore, of the Idaho First National Bank family, kept a small summer house on the ranch, while residing in Boise in a large home on Warm Springs Ave. He hired Basque farmers from the Echevarria and Ostolasa families *to* run the ranch. Members of the Ostolasa family continued to live on the property until 2005. In 1942, Parsons' widow sold his holdings to John and Earl Dechambeau of Eagle.

The Schick-Ostolasa Farmstead was listed in the National Register of Historic Places in 2006 as one of the oldest intact houses in the State of Idaho. In 2007 the 2-acre property immediately around the farmhouse was donated to the Ada County Board of Commissioners by Developers of Hidden Springs LLC for preservation as a living history site. As of 2008, the site is managed by the Dry Creek Historical Society, Inc (DCHS), a 501c3 charitable organization, which operates the site under agreement with Ada County.

Although the site is no longer owned by Hidden Springs, its central location in the community and its important ties to the land on which Hidden Springs was built make it a significant community asset. HSTA donates part-time staff to assist DCHS in the management of the site.

5.0 Management Program

The CE program at Hidden Springs uses a strategic approach to natural and cultural resources conservation designed to balance the recovery of wildlife and plant habitat, with preservation and reuse of historically significant portions of the existing agricultural landscape.

Directing development away from priority habitat areas and significant historic resources is an important element in a smart growth development that focuses on compact residential forms, mixed-used development, and the protection of natural open space. Sprawling development is a leading cause of wildlife habitat destruction and

fragmentation. Roads, buildings, parking lots and associated activities typically displace all but the most adaptable species of fish and wildlife. Sprawl encourages the growth and expansion of invasive exotic species, non-native species that disrupt naturally occurring plant and animal communities. Others can alter natural fire patterns and other ecological processes, making it difficult for native species to survive.

Although different species have different habitat needs, it is generally necessary to conserve relatively large blocks of land with native or semi-natural vegetation in order to conserve viable populations of native plants and wildlife in functioning ecosystems. Connectivity between the blocks is important to prevent the isolation of breeding populations. Uncontrolled development patterns break the landscape into smaller, disconnected pieces that cannot sustain healthy wildlife populations. In general, fragmentation reduces species diversity.

Only certain species, such as those adapted to habitat edges or dependent on human activity, are able to persist in fragmented habitats. The increase of edge habitat impacts a habitat's microclimate (light, soil, temperature, moisture, and wind conditions), which alters the composition of plant communities. Because different plant communities support different collections of wildlife and plants, changes in habitat also shift and displace wildlife. Fragmentation prevents species with large habitat requirements, such as carnivores, from remaining in the ecosystem. Without large predators, the number of smaller or mid-level predators (e.g. coyotes, raccoons, skunks and squirrels) increases.

For management purposes, the open space at Hidden Springs is divided into five units:

- Wetlands
- Dry Creek corridor
- Currant Creek corridor
- Uplands
- Farm and Orchard

This section describes the functions, values, and management approaches for each of these management units.

5.1 WETLANDS

Wetlands are characterized by unique hydrologic, soil and biotic conditions. A wetland supports plants adapted to waterlogged conditions with soils that are saturated for all or part of the year. Wetland plants include emergent plants with leaves that grow through the water, submerged plants, and floating plants, as well as a variety of trees and shrubs.

Hidden Springs has two jurisdictional wetlands and a number of isolated smaller wetlands. One class of wetlands' is the result of naturally occurring surface and groundwater associated with Dry Creek and with the local spring features, the "hidden springs." Another class of wetlands developed as a result of agricultural irrigation and ditching practices. The agricultural wetlands developed in the uplands and are not within the jurisdiction of the U.S. Army Corps of Engineers (USAGE). Other small isolated wetlands have developed over the years in local retention basins that collect storm water flows and residential irrigation runoff.

The two major Hidden Springs wetlands are:

Hidden Springs Drive Wetland. This jurisdictional wetland covers approximately 5 acres adjacent to a pond along the west side of Hidden Springs Dr. south of Schick's Ridge Road at the mouth of Humphreys Gulch. At the time of the wetland delineation, the U.S. Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) map identified a narrow corridor of palustrine, open water, permanently flooded, excavated (POWHx) wetland at the mouth of Humphrey's Gulch (Ecological Design 2000).

In 1998, the USAGE decided that the springs were the only jurisdictional wetland at that location, and that the pond at the toe of the hills was excavated in uplands and was therefore not jurisdictional (Ecological Design 2000). Although the pond at the wetland is not jurisdictional, it is being managed as part of the overall wetland area.

Dry Creek Road Wetland. This wetland lies along Dry Creek Road east of the creek. Like the Hidden Springs Dr. wetland, this area has been ditched and drained for agricultural use in the past, and is adjacent to active agricultural fields. Although woody vegetation is limited to a few shrubs, the wetland provides habitat for mule deer, song birds, and small mammals (Tiedemann 2002).

Figure 4 depicts the jurisdictional and other wetlands in the community. Appendix 8 contains a list of wetland flora identified in Hidden Springs by Tiedemann (1998) and as part of a field study by Utah State University (2007).

5.1.1 Wetland Management

Wetlands are among the most productive habitats in the world. They provide food, water, and shelter for fish, birds and mammals, and they serve as a breeding ground and nursery for numerous species. Wetlands also have water quality functions including trapping sediment, pollution control and the biochemical processes.

Wetland management involves activities that can be conducted in, and around wetlands, both natural and human-made, to protect, restore or provide for their functions and values. The national goal for natural wetlands is one of "no net loss", or protection of existing functions, as well as restoration of degraded functions. This protection goal involves not only buffering wetlands from direct human pressures, but also maintaining important natural processes that operate on wetlands from the outside and that may be altered by human activities. Management toward this goal emphasizes long-term sustenance of historical, natural wetland functions and values.

The management goal for natural wetlands is generally constrained by regulatory and other government programs that protect existing wetland functions or restore degraded functions. Two major facets of managing wetlands for protection include buffering wetlands from direct human pressures, and maintaining natural processes in surrounding lands that affect wetlands and that may be disrupted by human activities.

The level of protection provided to a wetland area should conform with the designated use established for it. Two basic levels of protection recognized by environmental planners include preservation and conservation. Wetland preservation offers a greater degree of protection and involves only passive use by humans (e.g., aesthetic enjoyment, wildlife observation). Wetland conservation focuses on protecting essential

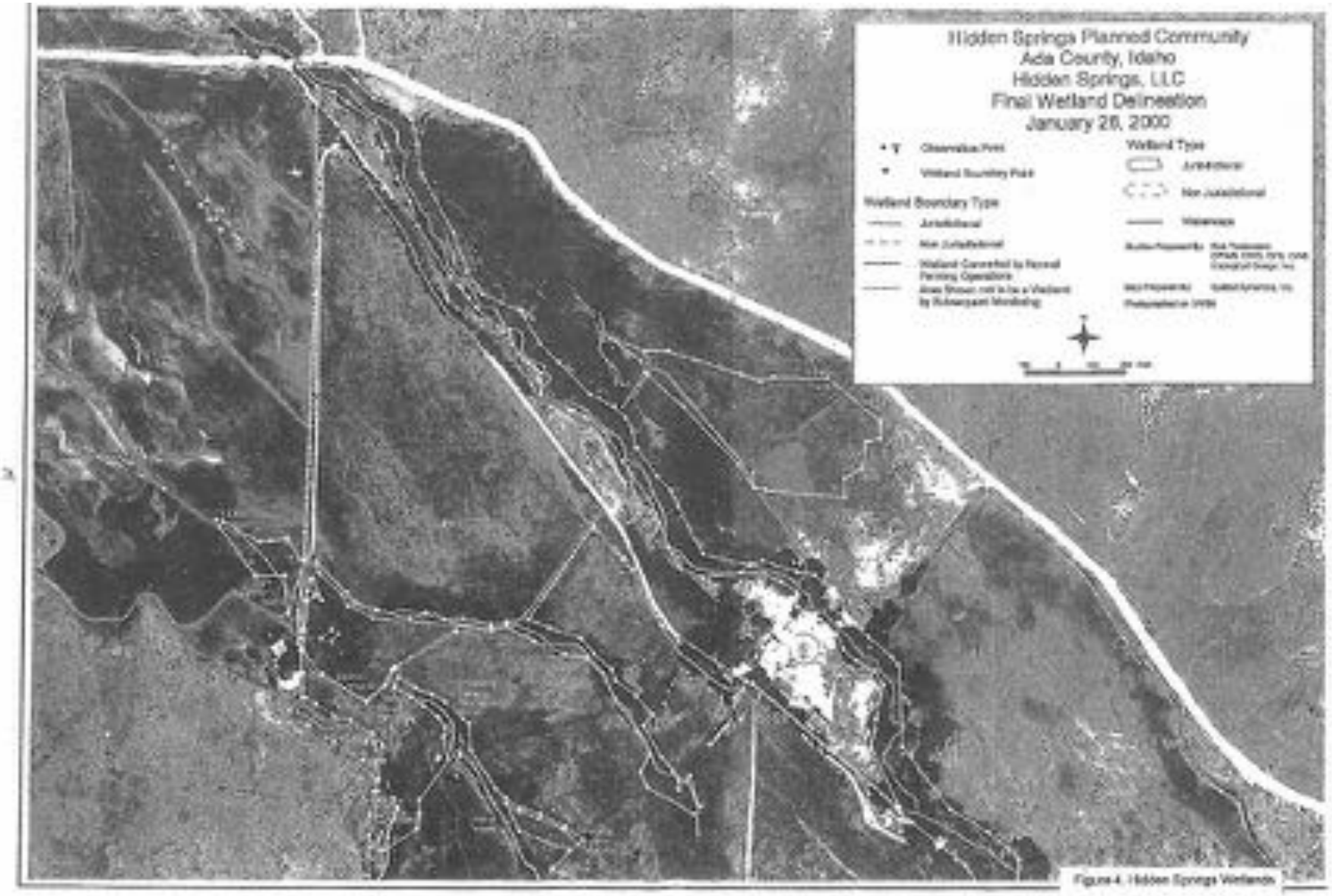


Figure 4. Hidden Springs Wetlands

wetland functions, while allowing compatible human uses, such as recreational uses. Factors considered in developing a management strategy for Hidden Springs' wetlands include:

- wetland type and landscape position
- surrounding land uses
- vegetation quality
- presence or absence of rare or endangered species
- surface water quality
- wildlife habitat
- cultural values

5.1.2 Wetland Functions

Wetland functions are processes that take place within a wetland including the storage of water, the growth of living organisms and the diversity of wetland plants. An important wetland function is maintaining and improving water quality.

Functions have value for the wetland itself, for surrounding ecosystems, and for people. Not all wetlands perform all functions. The location and size of a wetland determines the functions it performs. Many factors determine how well it performs: climate conditions, quantity and quality of water entering the wetland, and disturbances or alteration within the wetland or the surrounding ecosystem. Wetland disturbances may be the result of natural conditions, such as an extended drought or human activities, such as land clearing, dredging or the introduction of non-native species.

Protecting a wetland's existing functions involves minimizing the human-induced changes that affect a wetland. Pressures created by human activities can include:

- wetland fragmentation by roads and other crossings
- impacts from recreational uses, including wheeled and motorized vehicles
- impacts from adjacent property owners, such as dumping
- trampling, soil compaction, and waste from domesticated animals such as cattle or dogs
- pest control treatments
- pedestrian access
- mowing or landscaping

Other pressures that affect wetland functions operate less directly and may be less apparent. These can include:

- changes in water drainage from ditch-digging, impoundment, redirecting water flow, groundwater withdrawal or stream channelization;
- increased sediment, organic matter, metals, or other water pollutants from stormwater runoff or residential chemical application;
- changes to physical characteristics of water flowing into the wetlands, such as temperature, dissolved oxygen, clarity, and pH;
- nuisance and exotic plant and animal species;
- loss of sensitive wetland plant and animal species due to changes in adjacent land uses;
- loss of surrounding habitat for wetland-dependent species that also require

- upland habitat; and
- "edge effect" changes in plant and animal species due to changes in light, temperature, and moisture, or from noise or pesticide drift.

5.1.3 Wetland Values

Wetland values are the benefits they provide to the environment or to people. Wetlands can have ecological, social, aesthetic, or economic values. However, what is valuable and important to one person may not be valuable to another.

> "While wetland functions are natural processes of wetlands that continue regardless of their perceived value to humans, the value people place on those functions in many cases is the primary factor determining whether a wetland remains intact or is converted for some other use" (National Audubon Society 1993).

Values assigned to wetland functions may change over time as society's perceptions and priorities change. The values that benefit society as a whole tend to change slowly. The values assigned by individuals or small groups are arbitrary and often subject to rapid and frequent changes that may conflict. Communities may have to choose among wetland functions that benefit individuals or small groups, that are of value to most of society, or that are important to the maintenance of the wetland itself (Novitsky *et* al 1997).

For the purposes of this plan and the Hidden Springs community, the values of the wetlands are considered to be:

- Ecological. Diverse plant communities, wildlife habitat, landscape diversity.
- Aesthetic. Diverse native landscape preserve within an urbanized setting. Preserved natural areas with minimal enhancements.
- Recreational. Pedestrian use along minimally developed trails for wildlife watching, hiking solitude.

5.1.4 Management Goals, Objectives, and Strategies

The wetlands in Hidden Springs are envisioned as natural areas (i.e. not formally landscaped) with abundant native vegetation and wildlife habitat typically found in the valleys and foothills of the northern Great Basin. Residents may enjoy these areas for walking, wildlife watching, photography and other pastimes along minimally developed trails that blend in with the natural environment. The goals, objectives, and strategies for the Hidden Springs wetlands as a group are described below.

GOAL 1. Protect and enhance native plant and wildlife habitat.

Objective A. Control noxious and nuisance weeds, in cooperation with Ada County Weed Control, using biological methods of weed control where possible.

Strategies:

1. Spot spray for purple loosestrife and poison hemlock.
2. Cut and remove other weedy vegetation surrounding the wetlands and pond.

3. Spot spray emergent broadleaf weeds and algae concentrations using herbicides approved for wetland environments.
4. Use biological methods of noxious weed control when available.

Objective B: Replace weedy and introduced vegetation with native species and protect existing native species.

Strategies:

1. Selectively plant woody native vegetation in the interior and along the perimeter of the wetlands to increase cover.
2. Manually cut vegetation around new plantings to reduce competition.
3. Encourage the growth of native species by selectively mowing to limit competition from non-native species.
4. Mow large areas of non-native plants regularly to discourage their growth and encourage native species.
5. Prohibit resident planting in the CE.

Objective C. Maintain wildlife habitat in the wetlands for a variety of species.

Strategies:

1. Plant sufficient woody vegetation to allow mammals and birds to use the area under cover.
2. Thin cattail concentrations periodically to encourage a diversity of birds.
3. Prohibit dogs in the wetlands during the spring nesting season and require that they be leashed at all other times.
4. Discourage off-trail use through signage.

GOAL 2. Protect cultural resources in or near the wetlands.

Objective A: Identify all planned earth-moving actions for construction, utilities and other improvements and manage for cultural resources.

Strategies:

1. Provide the CE office with notice of all planned earthmoving actions taking place within the CE at least one week prior to the action.
2. Professionally evaluate, monitor or mitigate the effects of earthmoving activities to ensure that these actions do not impact archaeological or other cultural sites.
3. Receive permission from the CE manager to proceed with the action.

Objective B: Manage significant cultural resources for preservation.

Strategies:

1. Avoid, or mitigate effects to, significant cultural resource locations when undertaking earthmoving actions.
2. Report all artifact and site locations to the CE office.
3. Maintain maps and other files on all identified cultural resource locations.
4. Prohibit metal detector use, artifact collection and digging for artifacts except by authorized professional archaeologists approved by the HSTA.

GOAL3. Permit wildlife viewing and pedestrian recreational access.

Hidden Springs Dr. Wetland and Wildlife Area

Objective A: Provide limited pedestrian access to the wetland area.

Strategies:

1. Cut and maintain a minimally-developed, narrow (3 to 4-foot wide) trail around the perimeter of the entire wetland and pond area with limited access points: two on Schick's Rd.; and one at the south end on Hidden Springs Dr.
2. Prohibit all wheeled-vehicle access to this area.
3. Maintain the wildlife viewing area above the pond by removing weedy vegetation, trash and play constructions by children.
4. Hold periodic community clean-ups along the wetland trails.

Objective B: Protect wetland plants and wildlife from surrounding developed area.

Strategies:

1. Separate the wetland area from Hidden Springs Dr. using randomly planted, dense native woody vegetation forming a living fence within the buffer area.
2. Install signage at the wetland entrance indicating that dogs are not permitted during bird nesting season.
3. Educate residents about not feeding wildlife and keeping pets leashed.
4. Maintain a minimum 25-foot buffer between the edge of the wetland complex and all residential development.

Dry Creek Road Wetland

Objective A: Provide limited pedestrian and bicycle access to the wetland area.

Strategies:

1. Cut and maintain a minimally-developed, narrow (3 to 4-foot wide) trail through the wetland with limited access points: one at the Ridge to Rivers Trail parking lot; and one intersecting with the Dry Creek Trail complex.
2. Permit bicycles on the trail from the .parking lot to Dry Creek as part of the greater foothills trail system.
3. Prohibit all motorized vehicles.
4. Maintain and enhance the "Legacy Tree Walk" educational trail.
5. Hold periodic community clean-ups along the wetland trails.

Objective B: Protect wetland plants and wildlife from nearby developed areas.

Strategies:

1. . Establish a planted tree or shrub fence border between the wetland and the nearby sports playing field (Cougar Field).
2. Educate residents about not feeding wildlife and keeping pets leashed.
3. Maintain a minimum 25-foot buffer between the edge of the wetland complex and the agricultural field to the northwest.

GOAL4. Prevent disease through mosquito control.

Objective A: Work with the Ada County Mosquito Abatement District to control mosquitoes for a healthy environment.

Strategies:

1. Coordinate with the mosquito abatement district for West Nile virus education.
2. Investigate introducing small, mosquito-eating fish species to the pond.
3. Inspect drain water access points periodically to ensure that water is flowing correctly and not stagnating.
4. Clear brush and debris from drain areas as needed.
5. Install a bat box in the wetland area.

5.1.4 Wetlands Vegetation Management

Management of wetland vegetation in Hidden Springs requires control of noxious weeds and non-native invasive species, as well as enhancement of existing native species to encourage a diverse wetland habitat.

Noxious Weed Control

Noxious weeds are legally designated by the state as requiring eradication. Idaho Noxious Weed law requires landowners to eradicate designated noxious weeds except in special management zones (Prather *eta/* n.d.).
Eradication requires the prevention of above-ground growth for at least two years. Idaho
listed noxious weeds identified to date within the wetland management areas are: purple loosestrife; poison hemlock; Canada thistle; and whitetop (hoary cress).

Purple loosestrife *(Lythrum sa!icara)* is a semi- aquatic plant native to Europe that was probably introduced as an ornamental. It spreads both by seed and spreading rhizomes that form dense, woody mats. It is a semi-aquatic, hardy perennial that can grow over 8 feet tall. Stems are usually four sided with 4-inch long, lance-shaped leaves. Flowers are 1 inch in diameter with five to seven reddish-purple, wrinkled petals. A single plant may produce more than 2.5 million tiny seeds per year. This plant has no wildlife value: it degrades valuable riparian habitat and rapidly displaces food species.

Purple loosestrife can be controlled using glyphosate applied when the plant is in full to late

flower (Prather et al. 2002). Biological control agents are available and include two leaf beetles that have worked well in Idaho. In addition, small infestations can be controlled by manual removal of young plants, taking care to remove the roots. Because the Hidden Springs populations are too small for effective biological control, purple loosestrife is planned to be controlled using targeted spraying on an as-needed basis.

Poison hemlock *(Conium maculatum)* is native to Europe. It contains highly poisonous alkaloids toxic to all classes of livestock and humans who have mistaken it for parsley. Poison hemlock is often found in poorly drained soils, particularly near streams, ditches and other surface water. It is a biennial that grows up to 10 feet tall. Stems are stout, hollow, ridged and mottled with purple spots. Leaves are shiny green. Crushed foliage has a disagreeable, mousy odor. Flowers are small, white, and appear in umbrella-shaped clusters about 3 inches across in early summer. The plant has a thick, white taproot. A biological control agent (a defoliating moth) provides good to excellent control. Herbicides are also available (Prather et al 2002).

Canada thistle *(Cirsium aNense)* is an invader from Eurasia. It was introduced to Canada probably as a crop seed contaminant before 1800. It is an aggressive weed that spreads both by seed and extensive root systems. The deep roots grow horizontally and send up shoots along their length, forming dense colonies. Canada thistle is a perennial plant up to 5 feet tall. Flower heads appear in midsummer, 1/2 inch in diameter, and purple to lavender. Seeds are brown to gray in color and are tipped by plumes that fall off at maturity. Biological control agents are available, but control is only poor to fair. Canada thistle can be controlled using glyphosate applied to actively growing plants at the bud stage, and by a variety of other herbicides (Prather et al. 2002).

Whitetop *(Cardaria draba)* is a member of the mustard family introduced from central Asia. It is a perennial that begins growing early in the spring, blooms in April and May, and sets seed by midsummer. It spreads by seeds and roots. The flowers are white and clustered at the top of the stem. Each flower has 4 small petals. The flowers produce heart- or spade-shaped seed pods that contain two seeds each. The stems grow up to 3 feet tall. The leaves are grayish green, up to 4 inches long, and shaped like arrows. Whitetop grows on many different types of sites under a wide variety of conditions. It establishes easily on disturbed areas and tolerates alkaline soils. Once established, it is very competitive with other plants. There are no biological controls at this time, but herbicides have proven effective for control of whitetop.

Invasive Non-Native Species Control

Non-native species in and adjacent to the wetland areas are planned to be gradually replaced by native species over time. When an invasive non-native plant is identified (other than noxious weeds) control measures may include manual removal or seasonal

mowing.

Native Plant Enhancement

Selected native plant enhancement measures are planned to take place within the wetland and adjacent areas to maintain and encourage a wetland environment typical of the northern Great Basin. Such measures may include:

- planting selected native woody shrubs and grasses, including such species as redosier dogwood, black hawthorn, and varieties of willow;
- mowing and spraying wetland buffer areas and replanting with native grasses and shrubs.

5.1.5 Wetlands Habitat Management

Wetlands are important habitats for wildlife and exceed other land types in wildlife productivity. Wetlands managed for wildlife should consider the minimum habitat area required for anticipated species, their tolerance for disturbance, and the system's functional relationship to other water resources and adjacent ecosystems. While created wetlands can be suitable for some species such as waterfowl, other species do not colonize artificially created wetland systems as readily or consistently as they do restored natural wetlands.

Management of restored or created wetlands should emulate the functions of undisturbed marshes. Shallow, emergent-plant-depth water levels provide the highest plant species diversity and greatest overall wildlife use of marshes. At the same time, waterfowl require different structural conditions depending on species needs for feeding, nesting or staging. In general, a ratio of no more than 1:1 open water to emergent vegetation maximizes waterfowl use. Table 3 lists appropriate water levels for species management.

Table 3. Water Level Management for Wetland Species

Summer Water Level Needs	*Moist* Soil	*15 em water depth*	*>30 em water depth*
Plant diversity	Fair	Excellent	Fair
Wildlife use and diversity	Fair	Excellent	Good
Fish abundance	None	Good	Excellent
Migratory bird use	Excellent	Good	Fair
Invasion by nuisance species	High	Low	Low

Adapted from Mitsch and Gosselmk (1993).

The Hidden Springs Drive wetland is planned to be managed for a water depth of approximately 15 em to provide the optimal balance among plants, wildlife and fish, while limiting nuisance species. The pond adjacent to the wetlands is planned to be deeper to provide an environment more amenable to fish. The Dry Creek Rd. wetland is much drier and is expected to be managed for a moist soil environment with greater opportunities for migrant birds.

Buffer Zone Maintenance

Buffering is one of the most frequently used means of protecting riparian environments.

A buffer typically consists of a band of vegetation along the perimeter of a wetland or water body, preferably natural habitat, but including previously altered, stable native or introduced species. Castelle *eta!.* (1994) identify four criteria for determining adequate buffer size to protect wetlands and other aquatic resources:

- wetland function value - level of disturbance, sensitivity to disturbance;
- intensity of adjacent land use;
- buffer characteristics - vegetation density and structural complexity, soil condition;
- specific buffer functions required (e.g. sediment removal and erosion control, reduction of human impacts, minimizing edge effects from noise, light, temperature, and other changes, barrier to nuisance and exotic species).

The transition zone or buffer area is important to many wetland species. In riverine systems it serves a vital role in maintaining regional species diversity as part of a habitat corridor. Studies on buffer performance have found that buffers of less than 15 to 30 feet provide little protection of aquatic resources under most conditions. They recommend minimum buffer widths of 50 to 100 feet under most circumstances.

The lower end of this range provides basic physical and chemical buffering and the upper end provides the minimum needed for maintaining biological components of wetlands and streams (Castelle et al 1994). Although a narrow buffer may provide significant water quality benefits, the capacity for it to provide habitat or to act as a corridor for species is negligible. When buffer acreage is not available other measures can be used. Wetlands in densely developed areas may require a greater level of protection.

Activities that can degrade buffers include: off-road vehicle use, pedestrian access, mowing, landscaping, waste dumping, domesticated animal access, vegetation trampling and soil compaction. Measures to improve protection can include:

- Off-road vehicle access can be prevented by using barriers.
- Pedestrian and pet access can be directed, discouraged, or eliminated through placement of shrub hedges, fences, signs or a combination of these measures.
- Common use paths can reduce effects from recreational activities.

Community support is important in implementing wetland protection. Volunteers can monitor wetland areas and schools may value the opportunity for hands-on environmental education and involvement.

5.1.6 Recreation Management

Residents may enjoy the wetland areas for wildlife watching, photography and other pastimes along minimally developed trails that blend in with the natural environment. At the Hidden Spring Drive wetland, benches overlooking (outside of) the wetland area may be added near the pond.

Dogs are not permitted .in the wetland and pond areas during the spring nesting season and must be leashed at all other times. Waste removal is the responsibility of the pet owner. Bicycles, scooters and motorized vehicles are not permitted in the Hidden

Springs Drive wetland. Bicycles are permitted on the Dry Creek Road wetland trail as this provides a link between regional foothills and valley trails. Feeding of wildlife, in particular waterfowl is not permitted. Discrete signage may be installed at wetland entrances to educate residents on wetland etiquette.

5.2 DRY CREEK CORRIDOR

Within Hidden Springs, Dry Creek flows southeast to northwest for a distance of approximately 1 mile through historic farmland, passing under two roads (Humphreys Way and Dry Creek Road). The U.S. Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) map identifies a narrow corridor of palustrine forested, temporarily flooded (PF01A) wetland paralleling Dry Creek.

Vegetation includes black cottonwood *(Populus trichocarpa),* silver maple *(Acer saccharinum),* crack willow *(Salix rigida),* yellow willow *(Salix lasiandra),* golden currant *(Ribes aureum),* and Wood's rose *(Rosa woodsit)* (Ecological Design 2000). The stream corridor has been altered through the decades by grazing, leveling and beaver activity. Black cottonwood re-growth is limited by the few areas of open soil with sufficient water to allow for seed germination and growth (Tiedemann 2002).

For the purposes of this plan, the Dry Creek Corridor consists of undeveloped lands on both sides of Dry Creek where it flows through Hidden Springs, including the jurisdictional wetlands associated with the creek. All of the land within the Dry Creek Corridor is subject to aCE held by Ada County (Instrument# 97014352, February 24, 1997). The CE offers members of the public the right to enter and use any portion of the CE area that is subject to a trail easement. As part of the CE, Hidden Springs agreed to:

> "preserve and protect the scenic, historic, scientific, educational, natural, agricultural, open space, and water resource values of the Open Space area ..."

In addition, Ada County holds a non-exclusive 18-foot-wide trail easement through the Corridor (Ada County Agreement# 04467, September 28, 1999). Although the Dry Creek trail easement is not an active regional trail, Ada County reserves the right to activate the trail in the future (see Appendix A). In the meantime it functions as a Hidden Springs community trail with mowed paths that extend along most of both sides of the creek. In 2007, a short part of the trail north of the creek in the playing field area was paved in gravel. The Dry Creek trails cross the creek via informal footbridge in two locations.

5.2.1 Functions and Values

Functions

Dry Creek provides food, water, and shelter for wildlife and serves as a breeding ground and nursery for many species. Riparian lands along the creek differ from adjacent areas in that they often have better soils, higher moisture and different plant species. The important components of wildlife habitat include food, water, shelter from predators and harsh physical conditions, and sites for nesting and roosting.

Wildlife species within the corridor can provide a benefit to the creek and surrounding

lands. For example, beaver dams aid in reducing soil erosion and usually result in an ecological succession that provides habitats for increased numbers of plants and animals. The impounded water is used by deer, waterfowl, muskrat, raccoon, quail, pheasant and other wildlife. As a result of flooding, some trees die; the limbs break off and fall from the trunks and allow for moisture and fungus, forming holes. Woodpeckers drill other holes in the dead trunks. The holes provide essential nesting sites for birds. After beavers abandon a location, their burrows become homes for other kinds of wildlife.

Protecting the creek's functions involves minimizing human changes that affect its natural forces. Pressures created by human activities can include:

- habitat fragmentation that blocks or impairs wildlife movement or habitat quality.
- impacts from recreational trail use, including off-road vehicles and bicycles.
- impacts from adjacent property owners.
- trampling, soil compaction, and waste loading by domesticated animals (i.e. cattle).
- pest control treatments, pedestrian access, dumping, and domesticated animal activity (i.e. dogs).

Other pressures operate less directly and are less apparent. These can include:

- changes in water flow from ditch-digging, groundwater withdrawal or stream channelizing.
- increased sediment, organic matter, metals, or other water pollutants from stormwater or residential yard runoff.
- changes to physical characteristics of water such as temperature, dissolved oxygen, clarity, and pH.
- nuisance and exotic plant and animal species.
- loss of surrounding habitat for species that also require upland habitat.
- edge effect changes in plant and animal species due to changes in light, temperature and moisture.

Values

The Dry Creek corridor values are the benefits it provides to the environment or to people, including ecological, social, aesthetic, and economic. As noted earlier, the values assigned by individuals or small groups are arbitrary and often subject to rapid and frequent changes that may conflict. Communities may have to choose among functions that benefit individuals or small groups, that are of value to most of society, or that are important to the maintenance of the creek itself.

For the purposes of this plan and the Hidden Springs community, the values of the Dry Creek corridor are:

- Ecological. Diverse riparian plant and wildlife communities and habitat, landscape diversity.
- Aesthetic. Preserved natural landscape with minimal enhancements other than agricultural.
- Recreational. Pedestrian and bicycle use along minimally developed trails.
- Historical. Historic agricultural landscape in the corridor, including historic

vegetation, fencing, buildings, structures, and other features.

- Agricultural. Designated farm fields in agricultural production with agricultural uses of the farmyard and its associated buildings.

5.2.2 Management Goals, Objectives, and Strategies

The Dry Creek corridor is envisioned as a natural creek corridor with abundant native vegetation and wildlife habitat typically found along the streams of the northern Great Basin. The riparian corridor transitions to agricultural fields used by Hidden Springs Community Farm, and incorporates the historic homestead within its management area. Residents may enjoy the corridor for hiking, wildlife watching, photography, bicycling and other pastimes along minimally developed trails that blend in with the natural environment. This section identifies goals, objectives, and strategies for managing CE lands in the Dry Creek corridor at Hidden Springs.

GOAL 1. Protect and enhance native plant and wildlife habitat.

Objective A: Control noxious and nuisance weeds, in cooperation with Ada County Weed Control and in consideration of the organic farm's No-Spray zones.

Strategies:

1. Spot spray for purple loosestrife and poison hemlock outside the organic farm.
2. Cut and remove weedy vegetation in the corridor between the riparian and agricultural zones and in the no-spray zones of the organic farm.
3. Spot spray emergent broadleaf weeds as necessary outside the organic farm.

Objective B: Replace weedy vegetation with native or agricultural species, while retaining the plantings associated with the landscape of the historic farm.

Strategies:

1. Plant woody native vegetation (e.g. cuttings from adjacent willows) along bends in the creek to reduce the potential for erosion and channel cutting during periods of higher water flow.
2. Gradually introduce native shrubs and grasses into the transitional zone and along the trail to produce a visual buffer between the trail and nearby residential area.
3. Maintain historic trees and other plantings associated with the farm. If the vegetation requires replacement, replant with similar, historically accurate plants.

Objective C: Maintain a wildlife corridor on both sides of Dry Creek.

Strategies:

1. Plant sufficient native woody vegetation cover in the corridor area to allow large mammals to pass through under cover.
2. Retain fallen trees in place unless they cause a safety or flooding hazard, or block the trails.
3. Coordinate with Idaho Fish & Game in the management of mountain lions, bears, beavers and other large mammals.
4. Wrap selected saplings and mature black cottonwood trees with chicken wire

to ensure that an adequate number remain free from beaver damage to maintain the cover along the creek.

5. Continue to ensure that hunting is not permitted within Hidden Springs.

GOAL 2. Minimize impacts to the creek corridor environment from adjacent development

Objective A: Retain a buffer between the Dry Creek corridor and adjacent residential development.

Strategies:

1. Plant dense woody vegetation in selected areas to ensure cover for wildlife in the corridor and to buffer noise from nearby residences.
2. Limit trail development in the corridor to: the Dry Creek Trail and access points from 6th Ave., 8th Ave., 10th Ave, and 12th Ave. on the south side, and 11th Ave on the north side.
3. Educate nearby residents about No-Spray zones, wildlife, farm activities and pet control.

Objective B: Maintain a clean and orderly environment.

Strategies:

1. Prohibit the dumping of yard debris on access roads or other CE lands in the corridor.
2. Maintain and mow the farmyard, with tools and materials stored in an orderly fashion.
3. Maintain the Big Barn and other buildings in good repair.
4. Ensure that dumping does not occur in the farmyard area or other locations within the corridor.

GOAL 3. Protect cultural resources in the creek corridor.

Objective A: Identify all planned earth-moving actions for construction, utilities and other improvements and manage for cultural resources.

Strategies:

1. HSTA Board and maintenance staff provide the CE office with notice of any planned earthmoving actions taking place within the CE at least one week prior to the action.
2. Professionally evaluate, monitor or mitigate the effects of earthmoving activities to ensure that these actions do not impact archaeological or other cultural sites.
3. Receive permission from the CE manager to proceed with the action.

Objective B: Manage significant cultural resources for presevation.

Strategies:

1. Avoid, or mitigate effects to, significant cultural resource locations when undertaking earthmoving actions.
2. Hidden Springs residents, contractors, and staff are asked to report all artifact and site locations to the CE office.
3. Maintain maps and other files on all identified cultural resource locations.

4. Prohibit metal detector use, artifact collection and digging for artifacts except by authorized professional archaeologists approved by the HSTA.

GOAL 4: Allow for multiple recreational uses *of the Dry Creek corridor.*

Objective A: Provide for recreational access and enjoyment of the corridor.

Strategies:

1. When Ada County activates the Dry Creek Trail as a regional trail, coordinate with them regarding construction of a pedestrian bridge(s) across Dry Creek. Ensure that the bridge visually blends in with the natural environment of the corridor.
2. Coordinate with Ridge to Rivers regarding maintenance of its trailhead parking lot on Dry Creek Road across from the electrical substation. Ensure that the parking lot avoids impacts to the adjacent wetlands from erosion, water runoff, use or other potential impacts.
3. Limit motorized vehicle use of the existing unpaved farm road to farm and community staff and contractors.

Objective B: Educate residents and trail users regarding Dry Creek corridor etiquette.

Strategies:

1. Install discreet signage reminding trail users that domestic animals must be accompanied by, and under the control of, owners and that animal waste must be removed by owners.
2. Maintain an animal waste mitt station at the Dry Creek parking lot and at the intersection of the farm road and the trail.
3. Maintain trash cans near the mitt stations.
4. Prohibit the use of firearms, including pellet guns, within the corridor.

Objective C: Maintain the aesthetic and historic values of the corridor.

Strategies:

1. Limit the placement of trailside enhancements (e.g. picnic tables, benches, birdhouses and signs) in order to retain a naturalistic environment.
2. Store farm equipment within the farmyard when not in use.
3. Construct and paint bridges, outbuildings, and other structures to blend in with, and be visually consistent with, the natural and historic farm environment.
4. Retain historic vegetation associated with the farming landscape.

GOAL 5. Retain and enhance Hidden Springs Community Farm

Objective A: Ensure compliance with agreement documents between the Farm and HSTA.

Strategies:

1. Retain an HSTA representative on the Farm Board to ensure compliance on behalf of the broader community.
2. Coordinate with the Farm Board about the Farm's relationship to the community and its responsibilities under the various agreements.

3. Educate Farm contractors/lessees about their responsibilities under the agreements.

Objective 8: Ensure Farm access to reclaimed water when it is available.

Strategies:

1. Coordinate with the managers of the Hidden Springs wastewater treatment plant to ensure that the Farm receives timely notice when water shut-offs are expected to occur.
2. Educate plant managers about the need to schedule repairs outside the growing season whenever possible.
3. Inform the Farm Board of any expected changes in water quality or delivery in a timely manner.

GOAL 6. Conduct appropriate mosquito control *for a healthy environment.*

Objective A: Work with the Ada County Mosquito Abatement District to control mosquitoes.

Strategies:

1. Coordinate with the District on West Nile virus education and other mosquito education.
2. Work with the District to Identify and correct problem areas for mosquito control.
3. Coordinate with the District regarding avoidance of No-Spray zones at the Farm.

GOAL 7. Enhance wildland fire protection.

Objective A: Reduce fire fuel at the edge of the riparian corridor.

Strategies:

1. Mow or cut non-native vegetation in edge areas in late summer when it becomes dry.
2. Cut dry vegetation around all farmyard structures to maintain a 30-foot clear zone.

5.2.3 Vegetation Management

Management of creek corridor vegetation requires control of noxious weeds and non-native invasive species, as well as enhancement of existing native species to encourage a diverse riparian and transitional habitat.

Noxious Weed Control

Four significant noxious weeds identified to date within the Dry Creek Corridor are poison hemlock, Canada thistle, Scotch thistle, and goatshead (refer to section 3.1.3). Poison hemlock and goatshead can be controlled using glyphosate applied in spring, and by a variety of other herbicides (Prather et al. 2002). A biological control agent for hemlock (a defoliating moth) provides good to excellent control. Thistle can be controlled using glyphosate applied to actively growing plants at the bud stage, and by a variety of other herbicides (Prather et al. 2002). Biological control agents are available, but control

is only poor to fair.

These noxious weeds, and others identified in the future, would be controlled in consultation with Ada County Weed Control, using the most effective, environmentally sound measures available at the time.

Invasive Non-Native Species Control

Many of the non-native species found within the Dry Creek corridor were deliberately planted as part of the historic farming landscape. These species are maintained within the corridor as part of the historic human environment unless they become invasive and threaten the overall habitat of the corridor. When an invasive non-native plant is identified (other than noxious weeds), adequate control measures may include manual removal or seasonal mowing.

Native Plant Enhancement

Selected native plant enhancement measures take place annually within the corridor to maintain and encourage a lush streamside environment, and to reduce or prevent erosion. Such measures may include:

- Planting willow cuttings from existing trees along curves in the stream where erosion may be an issue.
- Mowing corridor buffer areas that are not planted in agricultural crops (e.g. along the trails) and replanting with selected native grasses and shrubs.

5.2.4 Habitat Management

Habitat management in the Dry Creek corridor focuses on retaining the riparian habitat in an undeveloped or minimally developed (i.e. natural) state for the benefit of wildlife and recreational users along the stream and trails, and to retain the agricultural fields along the creek. In order to attain this vision:

- Fallen trees and snags along the creek are left in place unless they redirect the stream in such as way as to cause flooding, or unless they present a safety hazard for recreational users.
- Noxious or hazardous weeds are removed to the extent possible in an ongoing annual program.
- The preserved riparian corridor width is planned to be a minimum of 100 feet on either side of the creek to maintain a useable area for wildlife passage and to preserve the recreational values of solitude and quiet.
- Agricultural uses are maintained within the Dry Creek corridor (see section 5.5). These may include cover crops, vegetables or other human food crops and flowers. Agricultural fields are not managed as wildlife habitat.
- Landscaping features such as benches, birdhouses, and bird feeders have limited use within the corridor. Any such improvements require review and approval by the CE Manager to ensure consistency with this plan. Residents are discouraged from providing these enhancements within the corridor without prior approval.
- Beaver management includes wrapping selected trees (less than 6" in diameter) with chicken wire to discourage use, as necessary. If over-population occurs, sterilization

or other procedures may be used as advised by the Idaho Department of Fish & Game (IDFG).

- Mountain lion, bear or other large predator sightings should be reported to the CE Manager so community safety education can occur as needed. Hidden Springs works with IDFG regarding predator management.
- A wildlife education program is maintained to inform residents of current issues, to encourage appropriate use of the corridor and to provide insight into local wildlife. Wildlife education materials for residents are developed as funding permits arid are maintained by the CE Manager.
- A plant and wildlife species inventory for the Dry Creek Corridor is maintained and updated as appropriate.
- Dumping construction or residential debris or yard waste in the Dry Creek corridor is prohibited.

Buffer Zone Maintenance

Buffering figures prominently among the many possible measures to protect the environment of the Dry Creek corridor in compliance with the terms of the CE. The transition zone or buffer area is of great importance to many stream-dependent species and serves a vital role in maintaining regional species diversity. Although a narrow buffer may provide significant water quality benefits, it provides only negligible habitat or corridor cover for species. Optimal corridor widths for water quality purposes vary from 50 feet to over 100 feet, with the wider corridor providing better conditions for management of wildlife (Turner and Gannon 2003).

A buffer typically consists of a band of vegetation along the perimeter of a stream, preferably natural habitat, but including previously altered, stable native or introduced vegetation. Castelle et al. (1994) identify four criteria for determining adequate buffer size:

- stream function and value - level of disturbance, sensitivity to disturbance.
- intensity of adjacent land use.
- buffer characteristics- vegetation density and complexity, soil condition.
- specific buffer functions (e.g. sediment removal and erosion control, reduction of human impacts, minimizing edge effects from noise, light, and temperature changes, barrier to nuisance and exotic species).

Degrading activities can include: off-road vehicle use, pedestrian access, waste dumping, domesticated animal access, vegetation trampling and soil compaction. Community support is important in implementing stream protection. Volunteers can monitor the creek corridor, and schools may value the opportunity for hands-on environmental education and involvement.

5.2.5 Recreation Management

The Dry Creek Trail is presently an inactive regional trail, meaning that it is maintained by Hidden Springs until such time as it is activated to regional use by Ada County, the trail easement holder. Pedestrian, bicycling and equestrian uses are permitted. Motorized vehicles are not permitted. The trail is managed by:

- mowing to allow pedestrian access.
- hosting a community trails as needed.

- installing minimal signage on the trail encouraging respect and care for the trail environment.
- to the extent possible, monitoring tree branches along the trail, and removing those that are loose or dead.

Hidden Springs residents and trail users are encouraged to clean up after their pets so that the corridor remains a pleasant place for all.

5.3 CURRANT CREEK CORRIDOR

The Currant Creek corridor is a narrow riparian zone in the foothills north of the main part of Hidden Springs along a creek that feeds Dry Creek. A separate plan for this corridor was developed in 2007 and is included here as Appendix C. The current management plan incorporates the following goal into the 2007 Current Creek plan:

GOAL. Protect cultural resources in the creek corridor.

Objective A: Identify all planned earth-moving actions for construction, utilities and other improvements and manage for cultural resources.

Strategies:

1. Provide the CE office with notice of all planned earthmoving actions taking place within the CE at least one week prior to the action.
2. Professionally evaluate, monitor or mitigate the effects of earthmoving activities to ensure that these actions do not impact archaeological or other cultural sites.
3. Receive permission from the CE manager to proceed with the action.

Objective B: Manage significant cultural resources for preservation.

Strategies:

1. Avoid, or mitigate effects to, significant cultural resource locations when undertaking earthmoving actions.
2. Report all artifact and site locations to the CE office.
3. Maintain maps and other files on all identified cultural resource locations.
4. Prohibit metal detector use, artifact collection and digging for artifacts except by authorized professional archaeologists approved by the HSTA.

5.4 UPLANDS

The upland areas at Hidden Springs comprise the largest expanses of natural open space in the community. The combination of steep slopes, sparse vegetation on south-facing slopes, and granitic and sedimentary soils in the uplands make the area highly susceptible to erosion. Disturbance of vegetation and the soil surface can lead to rill and gully erosion with heavy precipitation. Currant Creek and McFarland Creek are seasonal streams that pass through the upland area.

5.4.1 Function and Values

Functions

The uplands or foothills areas at Hidden Springs provide important habitat for a range of plants including sagebrush, bitterbrush, a variety of grasses, and shrubs such as Wood's rose and chokecherry. The uplands provide habitat for wildlife including wintering mule

deer and elk from November to April. Some mule deer are year-round residents of the foothills and consume cheatgrass and varieties of bluegrass. Elk primarily use the foothills during the winter and consume perennial grasses not used by deer.

Pressures created by human activities other than development include erosion resulting from off-trail recreational use or use of muddy trails; trampling, soil compaction, and waste loading by domestic animals (e.g. cattle and dogs). Scars from erosion can reduce the attractiveness of the area as a scenic backdrop for recreational users and can reduce the quality of recreation activities by degrading trails.

Values

Upland area values are the benefits the uplands provide to the environment or to people, including ecological, social, aesthetic, and economic. Communities may have to choose among functions that benefit individuals or small groups, that are of value to most of society, or that are important to the maintenance of the uplands itself. For the purposes of this plan and the Hidden Springs community, the values of the upland areas are:

- Ecological Diverse upland plant and wildlife community; diverse landscape.
- Aesthetic Natural upland landscape with minimal enhancements.
- Recreational Access for pedestrians, bicyclists and equestrians along minimally developed trails.
- Historical Protected and interpreted significant cultural resources.

5.4.2 Management Goals, Objectives, and Strategies

Hidden Springs' upland areas constitute by far the greatest acreage of any of the management areas. They include all of Hidden Springs property in the foothills east of Dry Creek Road, including part of the Currant Creek and McFarland Creek drainages. The uplands are envisioned as natural areas (i.e. not formally landscaped) with abundant native vegetation and wildlife habitat typically found in the foothills of the northern Great Basin. Residents may enjoy these areas for wildlife watching, photography, hiking, bicycling, and other pastimes along minimally developed trails that blend in with the natural environment. The goals, objectives, and strategies for the Hidden Springs uplands are described below.

GOAL 1. ***Protect and enhance native plant and wildlife habitat.***

Objective A. Gradually replace weedy and introduced vegetation with native species, and protect existing native species.

Strategies:

1. Work in small, manageable parcels to gradually re-seed and enhance native plantings in the upland areas.
2. Monitor native plants on an annual basis to ensure that existing populations are not being impacted by erosion, recreational use, development, collecting or other actions.
3. Restrict commercial bitterbrush and other native plant seed harvest on Hidden Springs property and retain the seed for Hidden Springs use.

Objective C. Maintain open wildlife corridors throughout the uplands for winter movements of large animals through the Dry Creek Valley.

Strategies:

1. Ensure that future residential development retains wildlife corridors through the uplands/foothills on both sides of Dry Creek, Currant Creek, McFarland Creek and Humphreys Gulch.
2. Work with the Idaho Department of Fish & Game to identify other potential wildlife corridors in the upland areas prior to development.

GOAL2. ***Protect cultural resources in the uplands.***

Objective A: Identify all planned earth-moving actions for construction, utilities and other improvements and manage for cultural resources.

Strategies:

1. Provide the CE office with notice of all planned earthmoving actions taking place within the CE at least one week prior to the action.
2. Professionally evaluate, monitor or mitigate the effects of earthmoving activities to ensure that these actions do not impact archaeological or other cultural sites.
3. Receive permission from the CE manager to proceed with the action.

Objective B: Manage significant cultural resources for preservation.

Strategies:

1. Avoid, or mitigate effects to, significant cultural resource locations when undertaking earthmoving actions.
2. Report all artifact and site locations to the CE office.
3. Maintain maps and other files on all identified cultural resource locations.
4. Prohibit metal detector use, artifact collection and digging for artifacts except by authorized professional archaeologists approved by the HSTA.

GOAL3. ***Allow for recreational access to the uplands.***

Objective A: Coordinate with Ridge to Rivers to develop and maintain the presently planned, minimally developed, bicycle/pedestrian trails through the foothills east of Dry Creek.

Strategies:

1. Provide volunteer assistance at the Foothills clean-up in the spring of each year.
2. Provide dog mitt stations at the base of the foothills trails east of Dry Creek Road.
3. Coordinate with Ridge to Rivers to resolve any trail issues that may arise.
4. Discourage trail use when muddy conditions exist through community education.

Objective B: Maintain limited pedestrian trails through upland CE land west of Dry Creek.

Strategies:

1. Maintain a minimally-developed pedestrian trail loop in Schick's Ridge Draw Natural Area.
2. Review new foothills trails for erosion issues. Develop and implement an erosion

control plan where needed.

3. Map the informal trails in the community to identify locations where trails should remain in place, as well as locations where trails should be removed for erosion control purposes and to meet other management needs.
4. Annually monitor the informal trails for erosion, debris, animal waste and other impacts so corrective action can be taken.
5. As population density increases, implement measures to limit the development of informal trails in the community to appropriate locations.

GOAL4. ***Protect the viewshed of the uplands.***

Objective: Maintain the visual quality of the uplands as a natural foothills environment.

Strategies:

1. Ensure that bird nesting poles are placed in areas that are as visually unobtrusive as possible. Limit the number of poles to those already in place.
2. Ensure that facilities constructed in the uplands areas are visually consistent with the background color palette and unobtrusive in the surrounding environment.
3. Ensure that foothills residences maintain a low profile and a color palette that is visually consistent with the surrounding environment.

GOALS. Enhance wildland fire protection.

Objective A: Reduce fire fuel at the residential- CE interface.

Strategies:

1. Mow or cut non-native vegetation in upland edge areas in late summer when it becomes dry.
2. Educate residents whose lots extend into CE that they should cut fire fuel vegetation on their property and maintain a 30-foot wide zone free of fire fuel around their homes.
3. Encourage resident participation in the *Firewise Communities* program.

5.4.3 Vegetation Management

Rare Plants

Presently there are no identified federal candidate plant species at Hidden Springs. As described in section 3.4.5, Aase's onion is found in six locations at Hidden Springs on coarse sandy soil, often with bitterbrush. At the time of the 1994 rare plant inventory (Kordiyak 1994), Aase's onion was a Federal Category 1 candidate for listing under the *Endangered Species Act.* Under the revised system, it is no longer a federal candidate species. Aase's onion is a Bureau of Land management (BLM) Sensitive Species for Idaho. The Conservation Data Center ranks *Allium aaseae* as G3, rare or uncommon, but not im.periled. The Idaho Native Plant Society includes *Aliium aaseae* on its list of globally rare plant taxa with a priority of 11, indicating threats are of low magnitude and non-imminent.

When threats to this plant exist they can include:

- Habitat loss and erosion impacts from building sites
- Competition from weeds
- Increased water supply from irrigation
- Off-road vehicle use
- Trampling by humans and animals

Sensitive areas containing Aase's onion populations and habitat should be avoided during planning and construction, and the areas should be managed for the protection of the plant after construction (Kordiyak 1994). Irrigation should be restricted on properties directly above and adjacent to sensitive areas. Off-road vehicle traffic, including bicycle traffic is prohibited in sensitive areas

Noxious Weed Control

Noxious weeds in the upland areas of Hidden Springs include rush skeletonweed, a native of Eurasia. It spreads primarily by seed, but roots scattered by cultivation can aid in its spread. It is a perennial with branched stems that may be 4 feet tall and appear leafless. The lowest 4 to 6 inches of the stem is covered with coarse brown hairs. Stems and leaves both produce a milky latex. Yellow flower heads are% inch in diameter and are scattered among the branches from midsummer to fall. The seed is ribbed with a soft, white plume.

Cheatgrass

Biological control agents are available, occasionally providing good control. Herbicides, if applied consistently each year, can control this weed after three to five years.

Another common dryland weed, cheatgrass, is not on the state or county noxious weed list. Although it is a non-native plant that causes rangeland degradation, it can no longer be contained and has become a nuisance weed. Cheatgrass can present a danger as a fuel for range fires.

5.4.4 Habitat Management

Habitat management in the upland areas at Hidden Springs focuses on retaining the CE upland habitat in an undeveloped or minimally developed (i.e. natural) state for the

benefit of wildlife and recreational users along the trails. In order to attain this vision:

- Noxious or hazardous weeds will be removed to the extent possible in ongoing annual mowing or manual removal program.
- Landscaping features such as benches, birdhouses, and bird feeders have limited use in the uplands so that the overall effect is of a wild environment. Any such improvements require review to ensure consistency with this plan. However good their intentions, residents are discouraged from providing these enhancements in upland areas.
- Development of new informal trails is discouraged to allow undisturbed plant and wildlife habitat.
- The vast upland areas will be gradually enhanced with native seeding and planting to encourage the return of native plant habitat. Native brushes such as sagebrush, rabbitbrush, and bitterbrush will be left in place and enhanced where possible.
- Dumping of construction or residential debris or yard waste in the upland CE areas is prohibited.

5.4.5 Recreation Management

On-trail recreation is encouraged in the upland areas at Hidden Springs except when muddy conditions exist. Use of trails on native soil when it is muddy results in erosion of the trail and adjacent slope. Two classes of trails presently exist in the upland areas. Extensive Ridge to Rivers trails, which are open for public use, lie in the foothills to the east of Dry Creek. In the uplands west of the creek are a variety of informal private trails used by Hidden Springs residents to access the western parts of the property.

The Ridge to Rivers trails in the uplands west of Dry Creek are held by Ridge to Rivers in a non-exclusive 18-foot-wide trail easement (Ada County Agreement# 04467, September 28, 1999). Ridge to Rivers is a collaborative partnership between eight agencies: Boise Parks & Recreation, Ada County Parks and Waterways, the BLM, Idaho Fish & Game Dept., Natural Resources Conservation Service, and the Ada Soil Conservation District. Ada County manages and maintains the trails through its association with the Ridge to Rivers partnership. Appendix D contains a map of Ridge to Rivers trails in the Hidden Springs area.

Ridge to Rivers trails are maintained for non-motorized use, including equestrian use, and are designated as "Controlled Off-Leash" for pets. Pets may be off leash when within 20 feet of the owner and will return immediately when called. They must not approach or harass people, pets, or wildlife. Pets not able to meet the criteria must be leashed. Pet waste must be picked up and disposed of properly.

The upland trails west of Dry Creek are presently informal community (private) trails. These trails may be used by residents for hiking, wildlife watching and bicycling. The Hidden Springs (private) upland trails and those in residential areas and in the orchard are not designated for equestrian use. Equestrian use is permitted along Dry Creek, only, and on Ridge to Rivers signed trails. As the community develops, the locations of some of the informal trails will become more formalized and the development of new informal trails will be discouraged to encourage plant and wildlife habitat. Hidden Springs residents and trail users are encouraged to clean up after their animals so that the trails remain a pleasant place for all users.

Hidden Springs volunteers participate in trail management through:

- the trails clean-up program in April of each year,
- by monitoring the trail condition and informing Ridge to Rivers of any potential issues, and
- by installing minimal selected signage on the trail encouraging respect and care for the trail environment.

5.5 FARM AND ORCHARD

For the purposes of this plan, the historic Hidden Springs farm landscape consists of the group of farm buildings and the associated reserved agricultural lands in the Dry Creek Corridor outside the jurisdictional wetlands and the community trails. The central part of the farm, where the house and barns are located, is within an agricultural overlay zone. All of the farm area is subject to the terms of aCE held by Ada County (Instrument# 97014352, February 24, 1997). As part of the CE, Hidden Springs agrees to:

> "preserve and protect the scenic, historic, scientific, educational, natural, agricultural, open space, and water resource values of the Open Space area ..."

In addition, Ada County holds a non-exclusive 18-foot-wide trail easement that passes through the farmyard (Ada County Agreement# 04467, September 28, 1999). This easement is not currently in use by Ada County, but may be activated at a later date as part of a regional trail system. In the meantime, the trails are used and maintained as Hidden Springs community trails.

The 350-tree orchard, also part of the CE, is a relatively new feature on the landscape. It was planted during the late 1990s as a landscape feature rather than for fruit production, with more than a dozen varieties of apple trees, as well as limited numbers of plum, pear, apricot and cherry trees.

5.5.1 Functions and Values

Functions

The farm and orchard at Hidden Springs function as symbols of the founding principles and essence of the community as a rural town, rather than as a suburban development. The commitment to maintain the farm and the rural traditions of the area is expressed in the first founding principle of Hidden Springs which states:

> "1. Rural Character and Farming Traditions.
> We will maintain the 135-year-old farm and rural traditions of the area."

This tribute to local rural heritage is expressed in the original community logo and by street names such as Farm Market and Farm View that were considered important in invoking the rural heritage for modern residents. The farm and orchard provide a glimpse into the historic agricultural past of the Dry Creek Valley, as well as an opportunity to establish a self-supporting organic farm and orchard to provide produce and other foodstuffs to Hidden Springs and the surrounding area. In addition, the farm fields

provide visual open space, while the farmyard serves as a staging area for various community maintenance and construction activities.

Hidden Springs Founding Principle #1

"Rural Character and Farming Traditions
We will maintain the 135-year-old farm and rural traditions of the area."

Protecting the farm and orchard functions includes retaining the buildings, features, and fields of the historic landscape, and working to ensure that the food-production functions of the farm and orchard are retained. Pressures can include:

- contemporary remodeling of historic buildings.
- unauthorized collection or excavation of historic artifacts by metal detector users or others.
- inserting visually or functionally inappropriate buildings or structures into the farm environment.
- encroachment by residential development onto agricultural fields
- fragmentation of fields by paths and roads so that the fields are no longer useable.
- lack of understanding by nearby residents that the area is a working farm.
- loss of water rights to the extent that farm production is no longer feasible.
- orchard irrigation and enhancement issues.

Values

The farm and orchard values are the benefits it provides to the environment or to people, including ecological, social, aesthetic, and economic. Communities may have to choose among functions that benefit individuals or small groups, that are of value to most of society, or that are important to the maintenance of the area itself. For the purposes of this plan and the Hidden Springs community, the values of the farm and orchard are:

- *Ecological.* Use organic farming methods whenever possible so that the crops, surrounding CE areas, wildlife, and water resources are protected.

- *Aesthetic.* Preserved historic farming landscape and the orchard landscape.

" *Recreational.* Pedestrian and bicycle access along the Dry Creek Trail. Fall harvest frol)l the farm and orchard are used as an opportunity for community festivals and activities.

" *Historical.* The historic agricultural landscape, buildings, and features, including historic vegetation, fencing, buildings, and structures, are retained and used as a resource for historical interpretation.

- *Economic.* Food production at the farm and orchard are developed so they are self-sustaining and provide access to local food for residents who choose to participate.

5.5.2 Farm Management Goals, Objectives, and Strategies

The community farm at Hidden Springs continues a long tradition of farming in the Dry Creek Valley that was begun by homesteaders in the early 1860s. The bottomland along

Dry Creek at Hidden Springs has been in continuous agricultural use since the mid 1860s. The farm corridor is envisioned as a historic agricultural landscape that includes the Schick-Ostolasa Farmstead historic site (owned by Ada County) as well as historic barns and outbuildings owned by HSTA and surrounded by farm fields maintained as a sustainable community supported agriculture (CSA) project.

The farm is presently managed by Hidden Springs Community Farm, Inc. (HSCF), a non-profit 501c4 corporation, under agreement with the HSTA. HSCF oversees the lease of reserved farm land as a CSA operation, begun in 2004, and maintains the organic certification of the fields. The CE Manager serves as HSTA representative to the HSCF Board of Directors and coordinates with HSCF in the management of the farm lands for the benefit of the community. Appendix A contains a copy of the farm license and operations agreements.

The goals, objectives and strategies for the farm are described below.

GOAL 1. Maintain a working farm at Hidden Springs.

Objective A. Maintain an approximately 25-acre agricultural reserve.

Strategies

1. Work with HSCF to ensure that the reserved farm lands are properly maintained in organic or naturally-grown agricultural production.
2. Regularly evaluate water resources available for agricultural use.
3. Regularly review farming leases coordinated by HSCF.
4. Educate residents who live on the farm edges about the role of the farm in the community.
5. Work with Ada County to retain agricultural zoning in the farmyard area.

Objective B: Maintain a sustainable GSA project.

Strategies

1. Work with HSCF to ensure that farm lands are used for CSA operations.
2. Coordinate with the Dry Creek Historical Society (DCHS) to allow HSCF use of the historic site for some purposes such as crop storage and small livestock.
3. Work with the HSTA to permit HSCF to farm small livestock, such as chickens, within the agricultural overlay zone.
4. Educate the Town Council regarding the CSA operation and its benefits to the community.

GOAL 2. Preserve the historic farmstead area as a rural agricultural landscape.

Objective A: Maintain the historical integrity and historic visual landscape of the farm and farmyard.

Strategies

1. Ensure that any structures added to the farm or farmyard area are compatible with the historic uses and visual setting of the farm.
2. Ensure that any changes to the farm or farmyard landscape, including buildings and structures, do not adversely affect the historical integrity of the nearby Schick-Ostolasa Farmstead historic site, which is significant in part for its rural

setting.

Objective B. Maintain the historical integrity of the Big Barn and tool barn (McGee Barn) while continuing its use as a farm and community maintenance facility.

Strategies

1. Record the Big Barn as a historic building and evaluate its National Register eligibility.
2. Ensure that any repairs or improvements to the Big Barn and tool barn are in keeping with their historic character.

Objective C. Maintain the Schick-Ostolasa Farmstead historic site as an integral part of the historic farm corridor.

Strategies

1. Coordinate with Ada County and DCHS about the ongoing care and enhancement of the historic site.
2. Limit new construction near the historic site. When construction is necessary, ensure that buildings and facilities are visually appropriate to the existing historic environment.
3. Store equipment neatly in the farmyard away from the historic site.
4. Maintain the CE around the historic site as un-landscaped agricultural or natural open space.

Objective D. Protect the historic cultural resources of the farm.

Strategies

1. Review planned earth-moving activities in the farm area, such as utility line and well installation, and construction to ensure that cultural resources are not inadvertently disturbed.

GOAL 3. Protect cultural resources in the farm area.

Objective A: Identify all planned earth-moving actions for construction, utilities and other improvements and manage for cultural resources.

Strategies

1. Provide the CE office with notice of all planned earthmoving actions taking place within the CE at least one week prior to the action.
2. Professionally evaluate, monitor or mitigate the effects of earthmoving activities to ensure that these actions do not impact archaeological or other cultural sites.
3. Review repair and maintenance procedures for historic buildings to ensure that the buildings are not inadvertently damaged during upkeep.
4. Receive permission from the CE manager to proceed with actions that affect significant cultural resources.

Objective B: Manage significant cultural resources for preservation.

Strategies

1. Avoid, or mitigate effects to, significant cultural resource locations when undertaking earthmoving actions.
2. Report all artifact and site locations to the CE office.

3. Maintain maps and other files on all identified cultural resource locations.
4. Prohibit metal detector use, artifact collection and digging for artifacts except by authorized professional archaeologists approved by the HSTA.

5.5.3 Orchard Management Goals, Objectives, and Strategies

The Hidden Springs orchard, planted in 1999, consists of 9.54 acres with more than 300 apple, pear, plum, apricot and cherry trees. The great majority of the trees are apple trees in 18 varieties. Management of the orchard presents a number of challenges. It was planted in a "frost pocket" resulting in increased freeze hazard, particularly for apricots, which have not borne fruit in recent years. It is difficult to keep honey bees in the orchard because much of the site is in the shade until late morning and is cold in winter. The orchard is watered by two separate irrigation systems laid perpendicular to each other, which have prevented efforts to enhance the soil by tilling in organic matter. In addition, a variable irrigation repair record and reclaimed water issues have resulted in some trees having little or no water, while others are over-watered and drowning.

Various methods of management have been tried in the orchard. An Adopt-a-Tree program for residents was established in 2004, in which about 150 trees were adopted by local residents with the purpose of improving tree health. Residents participated in this program for the first two years before becoming frustrated by water problems and finding that it they did not have the time needed to care for their trees. In 2008, the ongoing fertilizing and pest management programs finally resulted in a very large harvest in the orchard, which revived the tree adoption program and renewed resident interest and participation in caring for the trees.

Because of its size, the Hidden Springs o chard has the potential of functioning as a small commercial orchard, providing fruit both for residents and for sale. In addition, it provides a visual transition from the foothills environment to the town environment at the entrance to the community. In years of good harvest (most of the trees are biennial bearers), it can be the locus of a community fruit harvest event in the fall. In years of high fruit production, apples and pears can be harvested to supplement CSA produce shares and offered to residents on a U-pick basis.

The goals, objectives, and strategies for the Hidden Springs orchard are described below.

GOAL 1. Enhance fruit production to achieve a reasonable and regular harvest to the extent possible at that location.

Objective A. Control insect and animal pests.

Strategies

1. Apply dormant oil spray in late winter/early spring (February- April).
2. Conduct rodent' (voles, gophers, etc.) control two times yearly (spring and fall).
3. Spray fruit with Surround Crop Protectant or similar organic codling moth control. during the last week in May and periodically thereafter until mid-August.
4. Maintain vegetation-free circles under each tree to reduce insect and rodent habitat.
5. Maintain raptor perches and nesting boxes to encourage rodent control.
6. Clear all fallen fruit and vegetative waste from the orchard after harvest.
7. Mow orchard grass very low in fall to reduce rodent habitat.

Objective B: Ensure that the orchard receives 20 to 30 inches of water each season.

Strategies

1. Regularly maintain the drip and spray irrigation systems.
2. Test soil moisture regularly to ensure that available soil moisture (ASM) does not drop below 50%. This may mean that 2 to 3 inches of water per week are required in summer.

Objective C. Reduce competition from other vegetation.

Strategies

1. Remove all vegetation in an area 4 to 6-feet in diameter around each tree trunk and maintain this clear zone.
2. Maintain ground cover between tree rows to reduce soil compaction, keep dust down, and cool the orchard in summer.
3. Irrigate the ground cover and mow it every month.
4. Ensure that flowering plants such as clover and alfalfa are not planted as ground cover so that bee pollination will focus on the fruit trees.
5. Thin apples when they are about W' in diameter leaving one apple per cluster.

Objective D. Enhance pollinization.

Strategies

1. Encourage native orchard bees by supplementing bees groups as needed.
2. Encourage beneficial insects by using only selective means of pest control.

Objective F. Appropriately fertilize the orchard.

Strategies

1. Stone fruits (apricots, plums): apply 1/8 lb. of actual nitrogen to the soil for every inch-of trunk diameter in late fall and in early spring before bud break.
2. Pome fruits (apples, pears): apply 1/10 lb. of actual nitrogen to the soil for every inch of trunk diameter in late fall and in early spring before bud break.
3. Review the rate of tree growth annually to adjust the amount of fertilizer.

GOAL2. Use the orchard to enhance the rural living experience at Hidden Springs.

Objective A: Commit sufficient funding and staff to maintain the orchard.

Strategies

1. Ensure that spraying, cutting and watering needs are fully funded.
2. Identify a means of supplementing orchard funding through fruit sales.
3. Once regular harvests are attained, reinvest the proceeds of fruit sales in the orchard.
4. Coordinate with HSCF for fruit harvest and other shared cost efforts.
5. Work with neighbors to ensure that the Orchard Trail is not used by equestrians.
6. Work with nearby residents to eliminate use of the orchard as a dog run.

Objective B. Hold a community apple harvest event in the fall for Hidden Springs residents.

Strategies

1. Educate the community on orchard courtesy- i.e. allowing the fruit to remain on the trees until the official harvest.
2. Identify a means to distribute the orchard harvest within the community, either through direct sales or fruit share purchases.
3. Host an annual orchard u-pick event when the harvest permits.

GOAL 3. Protect cultural resources in the orchard.

Objective A: Identify all planned earth-moving actions for construction, utilities and other improvements and manage for cultural resources.

Strategies

1. Provide the CE office with notice of all planned earthmoving actions taking place within the CE at least one week prior to the action.
2. Professionally evaluate, monitor or mitigate the effects of earthmoving activities to ensure that these actions do not impact archaeological or other cultural sites.
3. Receive permission from the CE manager to proceed with the action.

Objective B: Manage significant cultural resources for preservation.

Strategies

1. Avoid, or mitigate effects to, significant cultural resource locations when undertaking earthmoving actions.
2. Report all artifact and site locations to the CE office.
3. Maintain maps and other files on all identified cultural resource locations.
4. Prohibit metal detector use, artifact collection and digging for artifacts except by authorized professional archaeologists approved by the HSTA.

5.5.4 Vegetation Management

Management of farm and orchard vegetation requires control of noxious weeds and other invasive weedy species, the use of responsible farming techniques, and the maintenance of historic plantings associated with the farm.

Noxious Weed Control

In the farm area and along dirt roads and disturbed areas throughout the community, noxious weeds such as puncturevine *(Tribulus terrestris)* have been identified.

Punctureviné is a naturalized invader from Europe. It spreads by seed and is most often found on sandy, dry, or gravelly sites. Punctureviné produces sharply pointed burs that stick painfully in bare feet and cause bicycle flats, reducing the recreational potential of many areas. Even light truck tires can be punctured by the hard seeds. Punctureviné is a low-growing annual that forms dense mats up to 4 feet across. Leaves have four to eight pairs of oval, hairy, ½-inch long leaflets. Flowers are 5 petalled, yellow, ½-inch wide, and appear from midsummer until frost. Fruits are roughly circular, with 5 sections, each with 2 large spines. Biological control agents(seed and stem boring agents) have provided fair to good control of punctureviné in Oregon, but control levels are uncertain in Idaho. Herbicides are available for control of this weed (Prather et al 2002).

5.5.5 Habitat Management

Habitat management in the farm area is discussed in section 5.2.4 Dry Creek corridor. In non-riparian areas of the farm and orchard, some wildlife habitat is available within and at the margins of the fields. Management in the farm and orchard area focuses on retaining the food production capacity of the agricultural fields, rather than on developing or enhancing wildlife habitat.

5.5.6 Recreation Management

The Dry Creek Trail, which runs through the farm area, is presently an inactive regional trail. It is maintained by Hidden Springs until such time as it is activated to regional use by Ada County, the trail easement holder.

The Orchard Trail is a private Hidden Springs trail intended for pedestrian and limited bicycle use. Equestrian use is not permitted, though riders from the stables to the south of the orchard sometimes cut through the orchard on their way to other trails. This has resulted in tree, trail and fence damage in the orchard and efforts are ongoing to educate area residents about appropriate trail use. Hidden Springs residents and trail users are encouraged to clean up after their pets so that the farm and orchard areas remain a pleasant place for all.

6.0 Conclusion

This document represents an update of the Hidden Springs Open Space Management Plan, coinciding with the completion of land development in the community and the transfer of all CE lands to ownership by the Hidden Springs Town Association. During the initial five years of the plan, the focus was on maintaining natural open space in the face of residential development. This plan focuses on long-term management of the reserved natural areas. This plan is scheduled to be updated in 2019, as the needs of the CE and community change.

References

Bauer, B.P. and M.K. Buckendori. 1994. *A History of the Dry Creek Valley, 1860s to 1940s.* Prepared for Grossman Family Properties. July.

City of Boise. 1997. Boise Foothills Policy Plan. Boise, Idaho. January.

Castelie, A.J., A.W. Johnson, and C. Conolly. 1994. Wetland and Stream Buffer Size Requirements --A Review. *Environmental Quality.* Vol. 23(5):878-893.

Centra Consulting, Inc. 2008. *Preliminary Technical Report and Application for Permit Renewal.* Municipal Wastewater Re-use Permit LA-000174-02. Prepared for Hidden Springs Sewer Company, LLC.

Chaffee, E. B. 1927. *Early History ofthe Boise Region 1811-1864.* Master's Thesis, University of California.

Druss, C. 2008. *History of the Schick-Ostolasa Farmstead.* Manuscript on file. Dry Creek Historical Society, Boise, Idaho.

Turner, M.H. and R. Gannon. 2003. *Wetland Management.* North Carolina State University Water Quality Group. http://h2osparc. wq. ncsu.edu/info/wetlands/manage. htmI

Ecological Design, Inc. 2000. *An Identification, Classification, and Delineation of Wetlands for the Hidden Springs Planned Community.* Ada County, Idaho. Prepared for Hidden Springs Community LLC. January.

Idaho Fish & Game (IDFG). 2003. *Allium Aaseae.* Aase's Onion. Taxonomy. September. www2.state.id.us/fishgame/info/cdc/plants

Interagency Workgroup on Wetland Restoration (IWWR). *An Introduction and User's Guide to Wetland Restoration, Creation, and Enhancement.* National Oceanic and Atmospheric Administration, Environmental Protections Agency, Army Corps of Engineers, Fish & Wildlife Service, and Natural Resources Conservation Service.

Kordiyak, D. 1994. *Draft Rare Plant Inventory, Charing Cross Property.* Prepared for William Clark Planning, Inc. July.

Link, P. 2002. Ada County Idaho Geologic Units. http://imnh.isu.edu/digitalatlas/counties/ada/geomap.htm

Mancuso, M. 1995. Conservation Strategy for *Allium aaseae* Ownbey (Aase's Onion). February.

Moseley, R.K., M. Mancuso, and J. Hilty. 1992. *Rare Plant and Riparian Vegetation Inventory of the Boise Foothills.* Conservation Data Center, Nongame I Endangered Wildlife Program, Idaho Department of Fish and Game. Prepared for Boise City Planning and Zoning Department. July.

Nature Conservancy. 2001. Wetland Ecology From a Landscape Perspective. Wetland Management Network Summary of Workshop #1. Salt Lake City, Utah. April. 2001 The Nature Conservancy Ecological Management and Restoration Program. September 2001. http://www.conserveonline. org/200 1/09/w/en/wetnet_ wk1_ summary2. pdf

Prather, T.S., S.S. Robins, D.W. Morishita, L.W.Lass, R.H. Callihan, and T.W. Miller. 2002. *Idaho's Noxious Weeds.* University of Idaho College of Agricultural and Life Sciences.

Spatial Dynamics. 2000. *Final Draft Foothills Open Space Management Plan for the Boise Foothills.* Prepared for the Boise Parks and Recreation Department. November.

State of Idaho. 2003. Ada County Disaster History. www2. state. id. us/bds/operations/counties/ada history. html

World Climate. 2003. Boise 7N Ada County, Idaho USA www.worldclimate.com

APPENDIX A: CONSERVATION EASEMENT MAP AND AGREEMENT DOCUMENTS

RECORDED-REQUEST OF
AGMT. NO. 837
ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
4 Pgs FEE 0 DEPUTY Maren
2000 DE 12 PM 2:07 Ada County 100099658

When recorded return to:

ASSIGNMENT

By this Assignment made and entered into this 27th day of November, 2000, Grossman/Hidden Springs Development Company L.L.C., an Arizona limited liability company authorized to do business in the State of Idaho whose address is 5892 West Hidden Springs Drive, Hidden Springs, Idaho 83703 ("Assignor") and Ada County, a political subdivision of the State of Idaho, whose address is 650 West Main Street, Boise, Idaho 83702 ("Assignee"), is based upon the following:

A. By Declaration of Conservation Easement dated February 24, 1997 Assignor reserved to itself and to its successors and assigns a Conservation Easement incident to the conveyance of the real property described on Exhibit "A" attached hereto and by this reference incorporated herein to Hidden Springs Community L.L.C. by Special Warranty Deed recorded on February 24, 1997 as Instrument No. 97014352 in the Official Records of Ada County (the "Conservation Easement").

B. Assignor desires to transfer, assign and set over unto Assignee all of its rights as "Grantor" under and with respect to the Conservation Easement and Assignee has agreed to accept such assignment on the terms and conditions set forth below.

NOW THEREFORE, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby (i) consents to and approves of the public's right to enter upon and use any portion of the Open Space Area which may from time to time be subject to a license or easement for trails granted by Hidden Springs Community, L.L.C. and (ii) transfers, assigns, sets over and delivers unto Assignee, all of the Assignors right, title and interest as "Grantor" with respect to the Conservation Easement and declares that from this time forward Assignor shall have no further interest in the Conservation Easement.

Assignee hereby accepts such assignment and agrees to preserve and protect the scenic, historic, scientific, educational, natural, agricultural, open space and water resource values of the Open Space Area as set forth in the Conservation Easement.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed as of the date first above written.

Grossman/Hidden Springs Development Company L.L.C., an Arizona limited liability company qualified to do business in the State of Idaho

By: Southwest Associates Investments L.L.C, a Delaware limited liability company, successor by merger to Southwest Investments, an Illinois general partnership, its Manager

By: Huli Management, Inc., a Delaware corporation, its Manager

By: _____
W. Matthew Crow
Its: President and CEO

Ada County

By: _____
Roger Simmons, Commissioner

By: _____
Frank Walker, Commissioner

By: _____
Grant Kingsford, Commissioner

Attest:

Consent and Approval

The undersigned Hidden Springs Community hereby (i) consents to and approves of the foregoing Assignment as of the date first above written, and (ii) acknowledges and agrees that in the event of a conflict between the terms and provisions of the Conservation Easement and the terms and provisions of the zoning ordinances of Ada County Code, as such zoning ordinances may be amended from time to time, the more restrictive provisions shall control.

Dated this 21 day of November, 2000

Hidden Springs Community, LLC, an Idaho limited liability company

By: _____
Franklin A. Martin

Its: President

State of Arizona)
) ss.
County of Maricopa)

On this 21st day of November, 2000 before me Grace Cuyler, the undersigned notary public personally appeared W. Matthew Crow, known or identified to me to be the person who signed the above instrument as President and CEO of Huli Management, Inc., Manager of Southwest Associates Investments, L.L.C., Manager of Grossman/Hidden Springs Development Company L.L.C., who acknowledged to me that he signed the same for the purposes therein stated as President and CEO of Huli Management, Inc., Manager of Southwest Associates Investments, L.L.C., Manager of Grossman/Hidden Springs Development Company.

OFFICIAL SEAL
GRACE CUYLER
NOTARY PUBLIC-STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires Dec. 22, 2001

_____
Notary Public

State of Idaho)
) ss.
County of Ada)

On this 12th day of December, 2000 before me Gloria M. Uscola, the undersigned notary public personally appeared Roger Simmons, Frank Walker and Grant Kingsford known or identified to me to be the Commissioners of Ada County that signed the above instrument, and acknowledged to me that they executed the same for the purposes therein stated on behalf of Ada County.

GLORIA M. USCOLA NOTARY PUBLIC STATE OF IDAHO

Gloria M. Uscola
Notary Public
Commission Expires: 3/15/05

State of Idaho)
) ss.
County of Ada)

On this _____ day of November, 2000 before me Kristina Vaughn, the undersigned notary public personally appeared Franklin A. Martin known or identified to me to be the President of Hidden Springs Community, L.L.C. that executed the above instrument on behalf of Hidden Springs Community, L.L.C., and acknowledged to me that he executed the same for the purposes therein stated on behalf of Hidden Springs Community, L.L.C.

KRISTINA VAUGHN NOTARY PUBLIC STATE OF IDAHO

Kristina Vaughn
Notary Public
Comm Exp 2-16-2005
Boise ID

STATE OF IDAHO, COUNTY OF ADA, ss.
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a true and correct copy of Inst. No. 100049658
as it appears on record in Book _____ of _____
at Page _____ Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 12th day of Dec 20.
J. DAVID NAVARRO, Recorder
By _____

Exhibit A

Property Subject to Conservation Easement

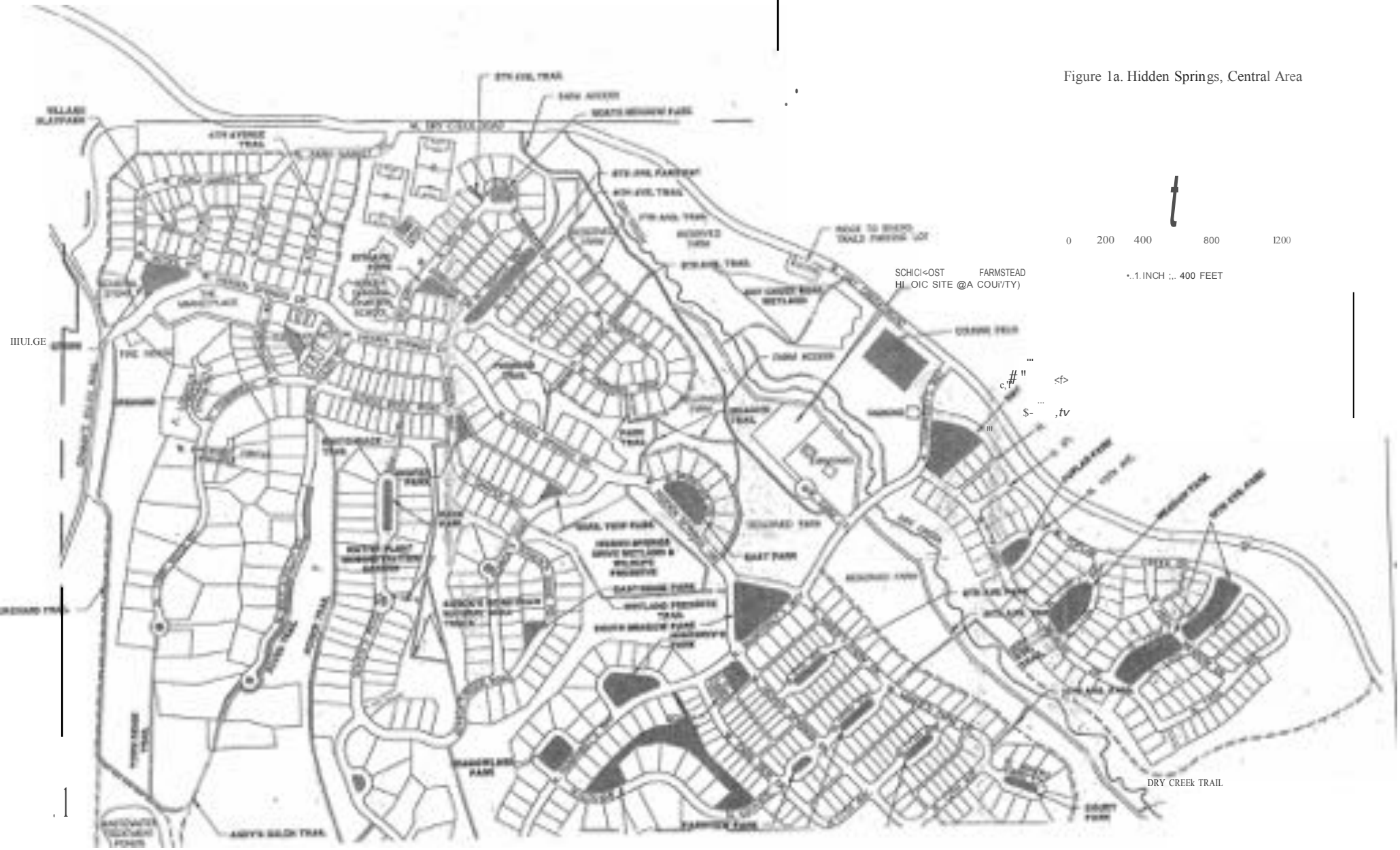
[to be attached]

EXHIBIT A

Property Subject to the Conservation Easement

ADDITION	LOT(S)	BLOCK(S)	
Original Plat	21	1	Hidden Springs Subdivision Original Plat, recorded in the real property records of Ada County, Idaho on September 24, 1998, as Instrument No. 98091527.
1st Addition	89 1	1 18	Hidden Springs Subdivision – 1st Addition Plat, recorded in the real property records of Ada County, Idaho on February 14, 2000, as Instrument No. 100011071.
2nd Addition	6 1	23 24	Hidden Springs Subdivision -2nd Addition Plat, recorded in the real property records of Ada County, Idaho on February 14, 2000, as Instrument No. 100011073.
3rd Addition	27, 54 2	8 24	Hidden Springs Subdivision – 3rd Addition Plat, recorded in the real property records of Ada County, Idaho on November 25, 2003, as Insttument No. 103197506.
4th Addition	3 1	24 59	Hidden Springs Subdivisiot:t-4th Additioi1 Plat, recorded in the real properly records of Ada County, Idaho on February 16, 2005, as Instrument No. 105018773.
5th Addition	28	53	Hidden Springs Subdivision – 5th Addition Plat, recorded in the real property records of Ada County, Idaho on September 7, 2005, as Instrument No. 105129522.

Figure 1a. Hidden Springs, Central Area



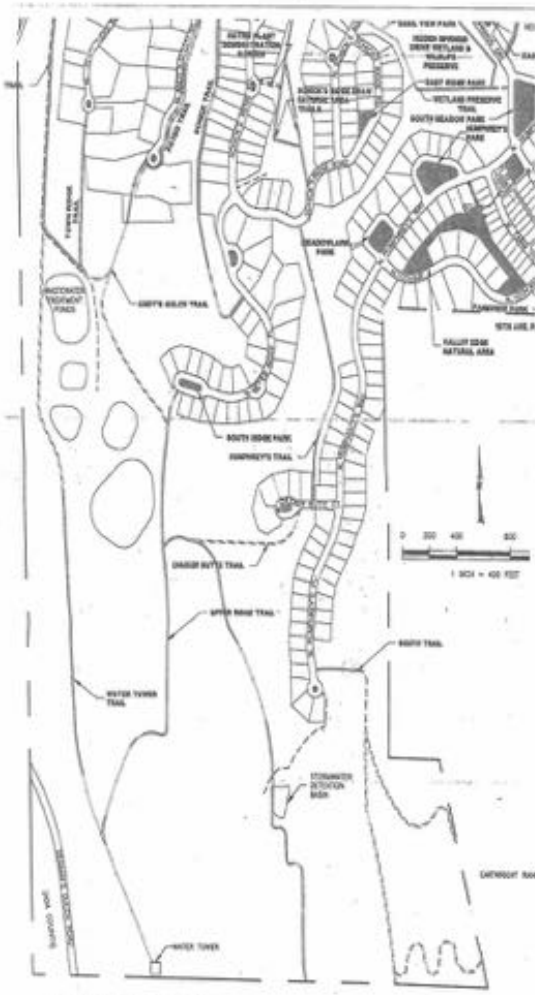
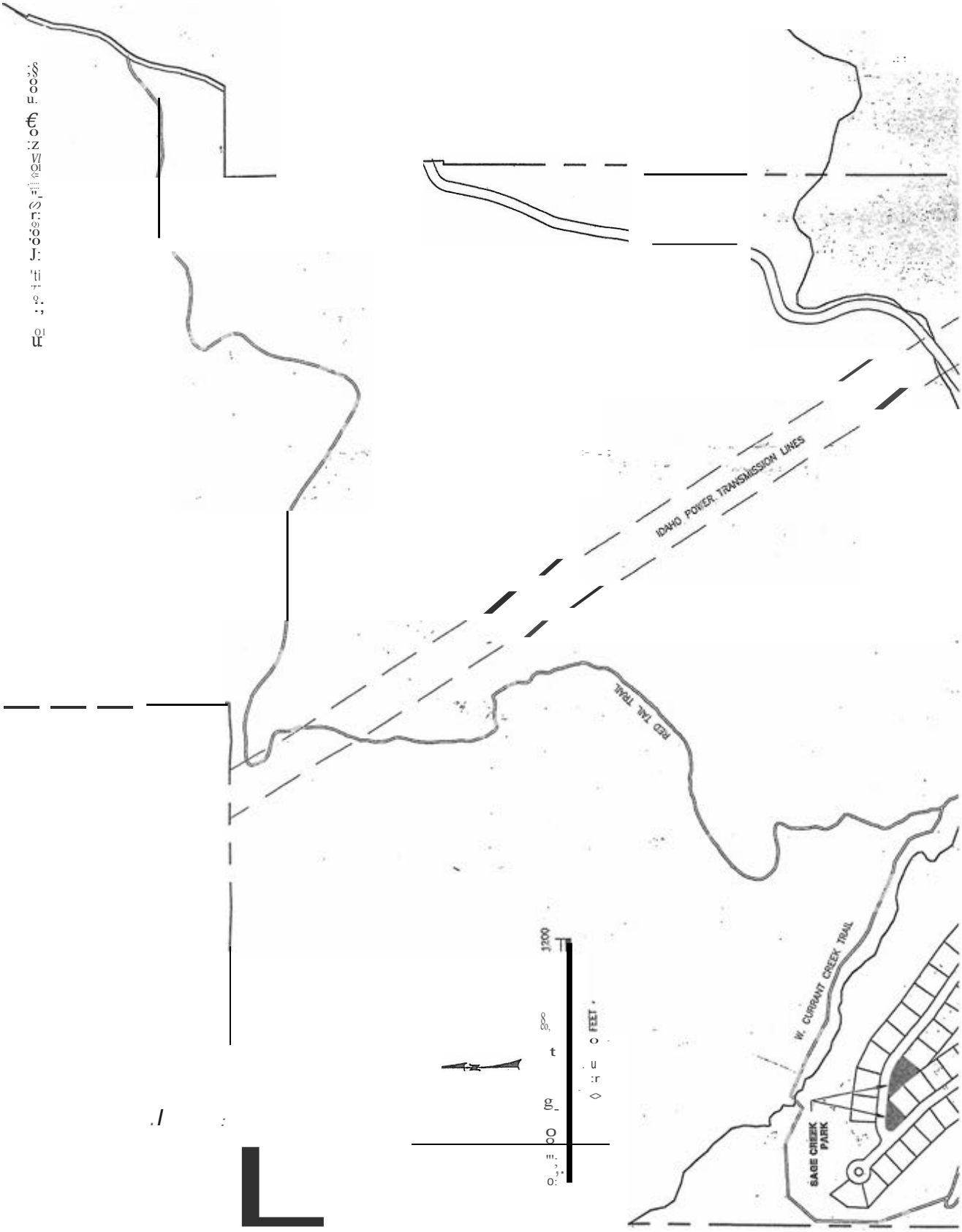


Figure 1b. Hidden Springs, South Area


IDAHO POWER TRANSMISSION LINES
RED TAIL TRAIL
W. CURRANT CREEK TRAIL
SAGE CREEK PARK
1200
FEET

WHEN RECORDED RETURN TO:

Givens Pursley LLP
601 W. Bannock Street
P.O. Box 2720
Boise, Idaho 83701
Attn: Jeremy G. ladle

AGREEMENT No._8484

AGREEMENT REGARDING PROPERTY SUBJECT TO CONSERVATION EASEMENT

THIS AGREEMENT REGARDING PROPERTY SUBJECT TO CONSERVATION EASEMENT (this "Agreement") is made effective the 22 day of September, 2008, by and between ADA COUNTY, a political subdivision of the State of Idaho ("Ada County"), DEVELOPERS OF HIDDEN SPRINGS, LLC, a Delaware limited liability company ("Hidden Springs") and the HIDDEN SPRINGS TOWN ASSOCIATION, INC., an Idaho non-profit corporation (the "Town Association"). Ada County, Hidden Springs, and the Town Association may be referred to hereinafter individually as a "Party," or collectively as the "Parties," as appropriate under the circumstances.

RECITALS

A. Grossman/Hidden Springs Development Company L.L.C., an Arizona limited liability company ("Grossman Development Company") originally began the development of what is commonly known today and is referred to hereafter as the "Hidden Springs Community." The Ada County Board *of* Commissioners initially approved approximately 1,724 acres for development as the Hidden Springs Community (the original 1,724 acres, together with approximately 120 additional acres that were annexed into the Hidden Springs Community in July of 1999, may be referred to hereafter collectively as the "Hidden Springs Property").

B. On February 24, 1997, Grossman Development Company conveyed to Hidden Springs Community L.L.C., an Idaho limited liability company ("Hidden Springs LLC"), by way of that certain Special Warranty Deed, recorded in the real property records of Ada County, Idaho, as Instrument No. 97014352 (the "Special Warranty Deed"), the real property forming, at that time, the Hidden Springs Community that had not yet been sold to builders or homeowners. This property was conveyed subject to a Declaration of Conservation Easement that was entered into and attached as Schedule B to the Special Warranty Deed (the "Conservation Easement"), which was created pursuant to the Hidden Springs Planned Community Zoning Ordinance (the "Zoning Ordinance") and is intended to set aside, free from certain forms of development, at least 810 acres of property within the Hidden Springs Community.

C. As a part of the Conservation Easement, Grossman Development Company originally reserved the rights and interests of the "Grantor" under the Conservation Easement to itself, but pursuant to Section 1.4 of the Conservation Easement, and by way of that certain Assignment dated November 27, 2000, and recorded in the real property records of Ada County, Idaho, as Instrument No. 100099658 (the "Assignment"), Grossman Development Company

assigned unto Ada County all of its rights and interests as the "Grantor" under the Conservation Easement, and Ada County accepted such rights and interests.

D. Subsequent to the Assignment, Hidden Springs LLC conveyed the Hidden Springs Property to Developers of Hidden Springs, Inc., an Idaho corporation ("Hidden Springs Corporation"), pursuant to that Grant Deed, dated March 15, 2002, and recorded in the real property records of Ada County, Idaho, on March 28, 2002, as Instrument No. 102036659. Hidden Springs (as defined above) is the success01: by merger to Hidden Springs Corporation

E. Throughout the development of the Hidden Springs Community, Hidden Springs LLC, Hidden Springs Corporation, and Hidden Springs have subjected certain portions of the Hidden Springs Property to the Conservation Easement by notes on the plats for the various additions of the Hidden Springs Community or by plat supplements to the Master Declaration of Covenants, Conditions and Restrictions for Hidden Springs Planned Rural Community (the "Master Declaration").

F. Hidden Springs has now completed its determination of what portions of the Hidden Springs Property it desires to have subject to the Conservation Easement. Hidden Springs has also recently discovered several scriveners' errors that were made during the process of subjecting portions of the Hidden Springs Property to the Conservation Easement. In order to correct such scriveners' errors, Hidden Springs has vacated various plat notes, and it has filed Several Affidavits of Correction to clarify the property subject to the Conservation Easement. Nevertheless, there are dozens of recorded documents that set forth what properties are subject to the Conservation Easement, and the number of such documents makes it very difficult to determine with certainty what portions of the Hidden Springs Property i or is not subject to the Conservation Easement.

G. In order to correct any outstanding scrivener's errors, and to set forth in one final and comprehensive document all real property that is subject to the Conservation Easement, the Parties desire to enter into this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals, which the Parties agree are true and correct and are incorporated be1ow, the mutual covenants contained herein, and other goo4 and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. PROPERTY SUBJECT TO THE CONSERVATION EASEMENT. Notwithstanding anything in this Agreement or of record to the contrary, pursuant to Section 8-21A-5-E-4 of the Zoning Ordinance and Section 4.20 of the Conservation Easement, in order more precisely describe and to clarify the property subject. to the Conservation Easement, the Parties, including Ada County, as the successor to the Grantor under the Conservation Easement, with all rights related thereto, hereby agree that the real property identified on the attached Exhibit A and depicted generally on the attached Exhibits B-1 through B-9 is subject to, and is the only property subject to, the Conservation Easement (hereafter the "Conservation Property").

2. MUTUAL RELEASE AND FINAL AGREEMENT. All real property not listed

on Exhibit A as being part of the Conservation Property, including Lot I, Block 38 of the Hidden Springs Subdivision -4th Addition ("Lot 1"), which is a landscaped Open Space and Parks lot that was never intended by Hidden Springs or its predecessors to be subject to the Conservation Easement, but was made subject to the Conservation Easement by way of a scrivener's error on the 4th Addition Plat Supplement, is hereby released from the Conservation Easement, and any and all restrictions, covenants, regulations and other obligations, terms and conditions of any kind whatsoever arising from the Conservation Easement. This Agreement constitutes the final and controlling agreement between the Parties hereto with respect to the property that is subject to the Conservation Easement. To the extent there are any conflicts or inconsistencies between any existing documents or agreements and this Agreement regarding the property subject to the Conservation Easement, the terms of this Agreement shall control.

3. COMPLIANCE WITH ZONING ORDINANCE. The Parties recognize and agree that the Conservation Property is in excess of the eight hundred and ten (810) acres required within the Zoning Ordinance to be subject to the Conservation Easement.

4. HEADINGS. The headings of the several sections contained herein are for convenience only and do not explain, define, limit, amplify, or aid in the interpretation, construction or meaning of the provisions of this Agreement.

5. GOVERNING LAW. This Agreement shall be governed by the laws of the State of Idaho, and be performed in the State of Idaho.

6. FURTHER ASSURANCES. The Parties will take all actions and do all things, and execute any and all documents and writings that may be necessary or proper in the achievement of the purposes of this Agreement.

7. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute but one and the same Agreement.

[End of Text]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed the day and year first set forth above.

DEVELOPERS OF HIDDEN SPRINGS, LLC, a Delaware limited liability company

By: _____
Name: Donald V. Reese
Its: Vice President

STATE OF MINNESOTA)
) ss.
County of Hennepin)

On this 19th day of September, 2008, before me, Carol Racine, a notary public, personally appeared Donald V. Reese, known or identified to me to be the Vice President of DEVELOPERS OF HIDDEN SPRINGS, LLC, a Delaware limited liability company, the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

CAROL L. RACINE
Notary Public-Minnesota
My Commission Expires Jan 31, 2010

_____
Notary Public for Minnesota
Residing at: Minnetonka
My commission expires: Jan 31, 2010

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed the day and year first set forth above.

HIDDEN SPRINGS TOWN ASSOCIATION, INC., an Idaho non-profit corporation

By: Frank Martin
Frank Martin, President

State of Idaho)
S.S.
County of Ada)

On this 18 day of September in the year of 2008, before me Kathleen Jessica Webster, a notary public, personally appeared FRANK MARTIN, known or identified to me to be the PRESIDENT of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Kathleen Jessica Webster
Notary Public for Idaho
Residing at Eagle, ID
My Commission Expires 9-3-2014

ADDITION	LOT(S}	BLOCK(S)	PLAT
6[111] Addition		90	Hidden Springs Subdivision- 6[111] Addition Plat, recorded in the real property records of Ada County, Idaho on June 30, 2006, as Instrument No. 106105259.
6C Addition	41	90	Hidden Springs Subdivision-- Addendum No. 6 --Phase C, recorded in the real property records of Ada County, Idaho on July 12, 2007, as Instrument No. 107098632.
7'[11] Addition	2	91	Hidden Springs Subdivision – [11] Addition Plat, recorded in the real property records of Ada County, Idaho on July 31, 2007, as Instrument No. 107108059.
8'[11] Addition		92 93	Hidden Springs Subdivision - 8'" Addition Plat, recorded in the real property records of Ada County, Idaho on October 16, 2007, as Instrument No. 107141946.

Also subject to the Conservation Easement:

Lot 1, Block 37 of the Hidden Springs Subdivision – 4[111] Addition Plat, recorded in the real property records of Ada County, Idaho on February 16, 2005, as Instrument No. 105018773.

Excepting therefrom that portion conveyed to the Ada County Highway District as described in the Warranty Deed, dated January 31, 2008, and recorded in the real property records of Ada County, Idaho on February 7, 2008, as Instrument No. 108013722.

Also subject to the Conservation Easement:

Lot 33, Block 53 of the Hidden Springs Subdivision – 5[111] Addition Plat, recorded in the real property records of Ada County, Idaho on September 7, 2005, as Instrumer1t No. 105129522.

Excepting therefrom that portion conveyed to the Ada County Highway District as described in the Warranty Deed, dated January 31, 2008, and recorded in the real property records of Ada County, Idaho on February 7, 2008, as lnstrument No. 108013722.

Also subject to the Conservation Easement:

Lt 31 Block 8 of the Hidden Springs Subdivision – 3rd Addition Plat, recorded in the real real property records of Ada County Idaho on November 25, 2003, as Instrument No. 103197506.

EXCEPT a 20.00 foot wide strip of land being a portion of Lot 31, Block 8 of Hidden Springs Subdivision- 3' Addition, situated in the Southwest quarter of Section 32, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho. Said strip of land being the Southwesterly and Northwesterly 20.00 feet of Parcel "A as shown on Property Boundary Ajustment- Record of Survey No. 8113, Ada County records, more particularly described as follows: Beginning *at* the lot comer common to said Lot 31 of said Hidden Springs Subdivision -· 3"' Addition recorded in Book 87 of Plats at Pages 9958 through 9963 Ada County records and Lot 64, Block 8 of Hidden Springs Subdivision- 4"' Addition recorded in Book 91 of Plats at Pages 10692 through 10699, Ada County records. Said corner being a point on n curve on the Northwesterly right-of-way line of W. Farm Ct, as shown on said plats and survey;
Thence along the lot line common to said lots, South 46°03'03" West', 20.01 feet to a point on said Southwesterly line;
Thence along the exterior boundary of said parcel through the following courses:
North 42°27'07" \Vest, 384.17 feet;
Thence North 47°32'53" East, 272.54;

Thence SouU1 81°34'41" East 25.78 feet to the intersection with the Southeasterly line of said Lot 31, on a line parallel with and 20.00 feet Southeasterly and Northeasterly of the exterior boundary of said Parcel "A";
Thence leaving said exterior boundc.uy along said parallel Iilic through the following courses;
South 47°32'53[1] ·West, 268.81 feet;
Thence South 42°27'07" East, 363.65 feet to the POINT OF BEGINNING of Hidden Springs Subdivision 3... Addition, according to the plat thereof, filed in Book 87 of plats at Pages 9958 thru 9963, and amended by Affidavit recorded December 1, 2003 as Instrument No. 103199660 records of Ada County, Idaho.

Also subject to the Conservation Easement:

Parcel B set forth on that Property Boundary Adjustment- Record of Survey No. 8401, record in the real property records of Ada County, Idaho on August 22, 2008, as Instrument No. 108095729 ("ROS No. 8401"), formerly known as _Lot 53, Block 24 of the Hidden. Springs Subdivision – 5th Addition Plat, prior to being adjusted by Property Boundary Adjustment Record of Survey No. 8399, recorded in the real property records of Ada County, Idaho on August 20, 2008, as Instrument No. 108094761 and ROS No. 8401. *[See legal description attached hereto as Parcel "B"-ROS No. 84017*

PARCEL "B"- ROS No. 8401

A parcel of land situated in the southwest Y4 of the southwest Y4 of Section 5, and in the east *Y2* of the east liz of Section 6, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho. being a portion of Lot 53, Block 24 of Hidden. Springs Subdivision --5th Addition, recorded in Book 93 of Plats at Pages 11134 through 11139, Ada County records, more particularly described as follows:

COMMENCING at the *Y:,* corner common. *to* said Sections *5* and 6, from which point the southeast corner of said Section 6 bears S.00°04'09"E., 2652.42 feet; thence,

A) N.65°08' 11"W., 1498.41 feet to an angle point on the northwesterly boundary of said Lot 53, on the southerly line of Lot 35, Block 24 of Hidden Springs Subdivision ·--4th Addition, Recorded in Book 91 of Plats at Pages 10692 through 10699, Ada County records, and the POINT OF BEGINNING; thence, along the exterior boundary of said Lot 53 through the following courses:

1) S.87°10'4l"E., 164.22 feet; thence,
2) N.8J046'52"E., 93.34 feet; thence,
3) N.81°54'19"E., 84.05 feet, thence,
4) N.84°24'45"E., 95.69 feet; thence,
5) N.58°59'43"E., 104.54 feet; thence,
6) N.31°37'45"E., 85.12 feet; thence,
7) N.27°59'45"E., 100.50 feet to the corner common to Lots 28 and 29 of said 4[111] addition; thence, leaving said Lot 53 exterior boundary,
8) 8.6.3°11'19"E., 28.47 feet to the beginning of a non-tangent curve; thence,
9) Northeasterly along said curve to the right having a radius of I000.00 feel, an arc length of 69.60 feet, through a central angle of 03°59' 17", and a chord bearing and distance of N .50°25'47"E., 69.59 feet lo a point of reverse curvature; thence,
10) Northeasterly along said l curve to the left having a radius of 95.00 feet, an arc length of 88.11 feet, through a central angle of53°08'32", and a chord bearing and distance ofN.25°5l 'lO".E., 84.99 feet to the easterly prolongation of the northerly line of said Lot 28; thence, along said prolongation, non-tangent from said curve,
11) N.79°59'02"W., 75.30 feet to the corner common to Lots 27 and 28, Block 24 of said 4th Addition, on the northwesterly line of said Lot 53; thence, continuing along the exterior boundary of said Lot 53 through the following courses:
12) N.10°00'58"E., 110.00 feet; thence, 13) N.09°23'35"E., 158.69 feet; thence,
14) N.l5°57'35"E., 161.27 feet; thence,
15) S.82°14'50"E., 216.22 feet; thence,

Exhibit A-4

16) S.62°13'44"E., 162.03 feet to a non-tangent point on a curve on the westerly right-of-way line of N. Humphrey's Way; thence, along said westerly line,
17) Southeasterly along said curve to the left having a radius of 425.00 feet, an arc length of 263.65 feet, through a central angle of 35°32'35", and a chord bearing and distance of S.00°13'41"E., 259.44 feet; thence, tangent from said curve,
18) S.17°59'59"E., 35.33 feet; thence, leaving said westerly line,
19) S.72°00'01"W., 129.66 feet; thence,
20) S.15°49'50"E., 70.39 feet; thence,
21) S.00°19'54"E., 59.72 feet; thence,
22) S.18°54'42"W., 80.32 feet; thence,
23) S.24°00'12"W., 360.00 feet; thence,
24) S.23°52'12"W., 97.20 feet; thence,
25) S.15°09'56"W., 111.41 feet; thence,
26) S.03°26'36"W., 80.09 feet; thence,
27) S.00°43'33"W., 80.00 feet; thence,
28) N.89°16'27"W., 31.13 feet; thence,
29) S.00°43'33"W., 89.86 feet to a point on the northerly right-of-way line of W. Chukar Butte Ct.; thence, along said northerly line,
30) N.89°16'27"W., 25.00 feet; thence,
31) N.00°43'33"E., 170.42 feet; thence,
32) N.86°36'53"W., 170.18 feet; thence,
33) S.78°38'27"W., 130.19 feet; thence,
34) S.58°43'25"W., 120.02 feet; thence,
35) S.15°30'36"W., 192.81 feet; thence,
36) S.20°04'24"E., 128.31 feet; thence,
37) S.68°52'35"E., 66.19 feet; thence,
38) N.62°28'29"E., 119.80 feet; thence,
39) N.11°51'11"E., 36.60 feet to a non-tangent point on a curve on the southerly right-of-way line of said W. Chukar Butte Ct.; thence, along said southerly line through the following courses:
40) Southeasterly along said curve to the left having a radius of 61.50 feet, an arc length of 23.58 feet, through a central angle of 21°57'53", and a chord bearing and distance of S.89°18'10"E., 23.43 feet; thence, tangent from said curve,
41) N.79°42'54"E., 39.46 feet to the beginning of a tangent curve; thence,
42) Northeasterly along said curve to the left having a radius of 61.50 feet, an arc length of 45.03 feet, through a central angle of 41°56'57", and a chord bearing and distance of N.58°44'25"E., 44.03 feet to a point of reverse curvature; thence,
43) Northeasterly along said curve to the right having a radius of 75.00 feet, an arc length of 69.32 feet, through a central angle of 52°57'36", and a chord bearing and distance of N.64°14'45"E., 66.88 feet; thence, tangent from said curve,
44) S.89°16'27"E., 85.06 feet; thence, leaving said southerly line,

Exhibit B-5

45) S.00°43'33"W., 88.45 feet; thence,
46) S.31°55'40"W., 80.02 feet; thence,
47) S.30°43'00"W., 86.19 feet; thence,
48) S.28°51'31"W., 98.14 feet; thence,
49) S.18°18'30"W., 89.25 feet; thence,
50) S.07°36'19"W., 90.04 feet; thence,
51) S.05°01'18"W., 249.60 feet; thence,
52) S.00°30'28"W., 80.08 feet; thence,
53) S.08°04'50"E., 81.52 feet; thence,
54) S.00°35'57"E., 246.62 feet; thence,
55) S.55°04'35"E., 164.14 feet; thence,
56) S.87°20'55"E., 108.66 feet; thence,
57) N.02°15'12"E., 148.29 feet; thence,
58) N.47°43'29"W., 32.76 feet to a non-tangent point on a curve on the easterly right-of-way line of said N. Humphrey's Way; thence, along said easterly line through the following courses:
59) Northwesterly along said curve to the left having a radius of 55.50 feet, an arc length of 89.98 feet, through a central angle of 92°53'47", and a chord bearing and distance of N.14°15'09"W., 80.45 feet to a point of reverse curvature; thence,
60) Northwesterly along said curve to the right having a radius of 25.00 feet, an arc length of 22.52 feet, through a central angle of 51°36'08", and a chord bearing and distance of N.34°53'58"W., 21.76 feet; thence, tangent from said curve,
61) N.09°05'54"W., 154.63 feet to the beginning of a tangent curve; thence,
62) Northwesterly along said curve to the right having a radius of 275.00 feet, an arc length of 65.33, feet, through a central angle of 13°36'40", and a chord bearing and distance of N.02°17'34"W., 65.18 feet; thence, leaving said easterly line, non-tangent from said curve,
63) S.84°58'42"E., 129.99 feet; thence,
64) N.04°49'26"E., 100.21 feet; thence,
65) N.05°01'18"E., 80.00 feet; thence,
66) N.06°20'39"E., 74.72 feet; thence,
67) N.10°18'16"E., 69.20 feet; thence,
68) N.27°26'15"E., 85.46 feet; thence,
69) N.30°28'31"E., 86.97 feet; thence,
70) N.29°11'05"E., 86.44 feet; thence,
71) N.24°58'21"E., 87.22 feet; thence,
72) N.28°58'02"E., 93.16 feet; thence,
73) N.14°29'48"E., 87.78 feet; thence,
74) N.00°34'13"E., 300.23 feet; thence,
75) N.18°01'12"E., 85.47 feet; thence,
76) N.24°00'12"E., 75.00 feet; thence,

Exhibit A-6

77) N.65°59'48"W., 133.00 feet to a point on the easterly right-of-way line of said N. Humphrey's Pl.; thence, along said easterly line,
78) N.24°00'12"E., 30.75 feet; thence,
79) S.65°59'48"E., 140.00 feet; thence,
80) N.30°34'41"E., 90.72 feet to a point on the easterly line of said Section 6; thence, along said easterly line through the following courses:
81) S.01°50'52"E., 730.65 feet to the east ¼ corner of said section; thence,
82) S.00°04'09"E., 1326.21 feet to the south 1/16 corner common to said Sections 5 and 6; thence, leaving said easterly line, along the northerly line of the southwest ¼ of the southwest ¼ of said Section 5,
83) S.88°29'49"E., 375.29 feet; thence,
84) S.15°04'46"E., 1382.71 feet to a point on the southerly line of said Section 5; thence, along said southerly line,
85) N.88°32'11"W., 733.52 feet to the section corner common to Sections 5, 6, 7, and 8; thence, along the southerly line of said Section 6,
86) N.89°04'16"W., 1316.67 feet to the east 1/16 corner common to said Sections 6 and 7; thence, along the westerly line of the east ½ of the east ½ of said Section 6 through the following courses:,
87) N.00°40'13"W., 2643.07 feet to the center-east 1/16 corner of said section; thence,
88) N.01°25'07"W., 618.39 feet to the **POINT OF BEGINNING.**

SAID PARCEL containing 109.05 acres, more or less.

SUBJECT TO, all Covenants, Rights, Rights-of-Way, Easements, and other Encumbrances of Record.

Exhibit A-7

Also subject to the Conservation Easement:

Lot 64, Block 8 of the Hidden Springs Subdivision – 4th Addition Plat, recorded in the real property records of Ada County, Idaho on February 16, 2005, as Instrument No. 105018773.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land being a portion of Lot 64, Block 8 of Hidden Springs Subdivision – 4th Addition, situated in the Southwest quarter of Section 32, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho. Said parcel also being a portion of Parcel "A" as shown on Property Boundary Adjustment – Record of Survey No. 8113, Ada County records, more particularly described as follows:
Beginning at the lot corner common to Lot 31 of Hidden Springs Subdivision – 3rd Addition recorded in Book 87 of Plats at pages 9958 through 9963 Ada County records, and Lot 64, Block 8 of Hidden Springs Subdivision – 4th Addition recorded in Book 91 of Plats at Pages 10692 through 10699, Ada County records. Said corner being a point on a curve on the Northwesterly right-of-way line of W. Farm Ct., as shown on said plats and survey;
Thence Southwesterly along said curve to the left having a radius of 55.50 feet, an arc length of 21.46 feet, through a central angle of 22°09'09", and a chord bearing a distance of South 21°14'48" West, 21.32 feet to a point on the Southwesterly line of said Parcel "A";
Thence along said Southwesterly line, North 42°27'07" West, 6.88 feet to a point on the Northwesterly line of said Lot 64;
Thence along said Northwesterly line, North 46°03'03" East 20.01 feet to the POINT OF BEGINNING.

Also subject to the Conservation Easement:

Parcel A set forth on that Property Boundary Adjustment - Record of Survey No. 8113, recorded in the real property records of Ada County, Idaho on November 1, 2007, as Instrument No. 107149030 ("ROS No. 8113"), formerly known as Lot 65, Block 8 of the Hidden Springs Subdivision – 4th Addition Plat, prior to being adjusted by ROS No. 8113. *[See legal description attached hereto as Parcel "A" – ROS No. 8113]*

Project: 04005
Date: February 6, 2006
Amended: October 2, 2006
Page: 1 of 1

PARCEL "A" - ROS No. 8113

A parcel of land situated in the southwest ¼ of Section 32, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho, being a portion of Lots 64, 65 and 66, Block 8 of Hidden Springs Subdivision – 4th Addition, recorded in Book 91 of Plats at Pages 10692 through 10699, and a portion of Lot 31, Block 8 of Hidden Springs Subdivision – 3rd Addition, recorded in Book 87 of Plats at Pages 9958 through 9963, Ada County records, more particularly described as follows:

BEGINNING at the lot corner common to said Lots 65 and 66 on the northerly right-of-way line of W. Farm Court; thence, along said northerly line,

1) southwesterly along a curve to the left having a radius of 55.50 feet, an arc length of 30.69 feet, through a central angle of 31°41'13", and a chord bearing and distance of S.54°09'59"W., 30.30 feet to the lot corner common to said Lots 31 and 65; thence, continuing,
2) southwesterly along said curve to the left having a radius of 55.50 feet, an arc length of 21.46 feet, through a central angle of 22°09'09", and a chord bearing and distance of S.27°14'48"W., 21.32 feet to a line parallel with and 20.00 feet southwesterly of the southwesterly line of said Lot 65, thence, along said parallel line,
3) N.42°27'07"W., 391.05 feet to a line parallel with and 20.00 feet northwesterly of the northwesterly line of said lots 65 and 66; thence, along said parallel line,
4) N.47°32'53"E., 272.54 feet to a point on the easterly line of said Lot 31; thence, along said easterly line,
5) S.81°35'05"E., 25.78 feet to the corner common to said Lots 31 and 66; thence, along the northerly and northeasterly line of said Lot 66, the following courses:
6) S.81°34'37"E., 143.48 feet; thence,
7) S.41°21'34"E., 90.51 feet; thence, leaving said northeasterly line,
8) S.45°42'32"W., 327.69 feet to the northwesterly prolongation of the existing lot line common to said Lots 65 and 66; thence, along said prolongation and common line,
9) S.42°27'07"E., 154.82 feet to the **POINT OF BEGINNING.**

SAID PARCEL A containing 2.00 acres, more or less.

SUBJECT TO, all Covenants, Rights, Rights-of-Way, Easements of Record, and Encumbrances.

PROFESSIONAL LAND SURVEYOR
8022
10-30-07
STATE OF IDAHO
DELSON D. BROKAW

Exhibit A-9

C:\05\0040050\4005\PS4 Pat\Historical Parcel A.doc

Also subject to the Conservation Easement:

Parcel B set forth on that Property Boundary Adjustment - Record of Survey No. 8113, recorded in the real property records of Ada County, Idaho on November 1, 2007, as Instrument No. 107149030 ("ROS No. 8113"), formerly known as Lot 66, Block 8 of the Hidden Springs Subdivision – 4th Addition Plat, prior to being adjusted by ROS No. 8113. *[See legal description attached hereto as* *__Parcel "B" – ROS No. 8113__]*

Project: 04005
Date: February 6, 2006
Page: 1 of 1

PARCEL "B" – ROS No. 8113

A parcel of land situated in the southwest ¼ of Section 32, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho, being a portion of Lots 65 and 66, Block 8 of Hidden Springs Subdivision – 4th Addition, recorded in Book 91 of Plats at Pages 10692 through 10699, Ada County records, more particularly described as follows:

BEGINNING at the lot corner common to said Lots 65 and 66 on the northerly right-of-way line of W. Farm Court; thence, along the lot line common to said lots and the northwesterly prolongation of said line,

1) N.42°27'07"W., 154.82 feet; thence,
2) N.45°42'32"E., 327.69 feet to a point on the northeasterly line of said Lot 66; thence, along the exterior boundary of said lot through the following courses:
3) S.41°21'34"E., 301.24 feet; thence,
4) S.04°58'26"W., 277.79 feet; thence,
5) S.42°32'14"W., 67.21 feet to the beginning of a tangent curve; thence,
6) Southwesterly along said curve to the right having a radius of 25.00 feet, an arc length of 40.88 feet, through a central angle of 93°41'05", and a chord bearing and distance of S.89°22'47"W., 36.47 feet; thence, tangent from said curve,
7) N.43°46'41"W., 137.77 feet to the beginning of a tangent curve; thence,
8) Northwesterly along said curve to the left having a radius of 325.00 feet, an arc length of 43.61 feet, through a central angle of 07°41'17", and a chord bearing and distance of N.47°37'20"W., 43.58 feet; thence, tangent from said curve,
9) N.51°27'58"W., 14.97 feet to the beginning of a tangent curve; thence,
10) Northwesterly along said curve to the right having a radius of 25.00 feet, an arc length of 22.40 feet, through a central angle of 51°20'29", and a chord bearing and distance of N.25°47'43"W., 21.66 feet to a point of reverse curvature; thence,
11) Northwesterly along said curve to the left having a radius of 55.50 feet, an arc length of 106.42 feet, through a central angle of 109°51'55", and a chord bearing and distance of N.55°03'26"W., 90.85 feet to the **POINT OF BEGINNING.**

SAID PARCEL B containing 2.99 acres, more or less.

SUBJECT TO, all Covenants, Rights, Rights-of-Way, Easements of Record, and Encumbrances.

Exhibit A-11

Also subject to the Conservation Easement:

Parcel A set forth on that Property Boundary Adjustment - Record of Survey No. 8242, recorded in the real property records of Ada County, Idaho on March 14, 2008, as Instrument No. 108029935 ("ROS No. 8242"), formerly known as Lot 38, Block 24 of the Hidden Springs Subdivision – 4th Addition Plat, prior to being adjusted by ROS No. 8242. *[See legal description attached hereto as Parcel "A" – ROS No. 8242]*

PARCEL "A" - ROS No. 8242

Legal Description
For
Parcel A

Property Boundary Adjustment between Cimarron Springs Subdivision Lot 1 Block 2 and Hidden Springs Subdivision 4th Addition Lot 38, Block 24 situate in Government Lots 1, 2, and 3, and the East half of Section 6, Township 4 North, Range 2 East, and the Southeast quarter of Section 31, Township 5 North, Range 2 East, Boise Meridian, Ada County Idaho more particularly described as follows:

Commencing at the Center Quarter corner of said Section 6 being marked by an aluminum cap said point being the POINT OF BEGINNING:

Thence N00°24'27"W, 1280.71 feet along the West line of Lot 38, Block 24 Hidden Springs Subdivision 4th Addition Records of Ada County to a 5/8" rebar;

Thence N12°25'24"E, 181.37 feet leaving the Westerly boundary of said Lot 38, to a 5/8" rebar;

Thence N06°29'00"W, 380.53 feet to a 5/8" rebar on the Westerly boundary of said Lot 38;

Thence the following courses and distances along the boundary of said Lot 38:
Thence N00°24'27"W, 770.45 feet along the boundary of said Lot 38 to a 5/8" rebar;
Thence N01°39'53"E, 144.62 feet to a 1/2" rebar;
Thence N21°49'54"E, 297.79 feet to a 5/8" rebar;
Thence 196.62 feet along a curve to the left having a radius of 860.00 feet, a delta angle of 13°05'57", a chord bearing of N15°16'56"E, and a chord distance of 196.19 feet to a 1/2" rebar;
Thence N08°43'57"E, 743.22 feet to a 1/2" rebar;
Thence 65.50 feet along a curve to the right having a radius of 530.00 feet, a delta angle of 07°04'50", a chord bearing of N05°11'33"E, and a chord distance of 65.45 feet to 1/2"rebar;
Thence N59°38'32"E, 6.90 feet to a 5/8" rebar;
Thence N63°35'54"E, 40.62 feet to a 5/8" rebar;
Thence S16°39'42"E, 20.75 feet to a 5/8" rebar;
Thence 34.69 feet along a curve to the right having a radius of 25.00 feet, a delta angle of 79°30'28", a chord bearing of N23°50'41"E, and a chord distance of 31.97 feet to a 5/8" rebar;
Thence N63°35'54"E, 28.45 feet to a 5/8" rebar;
Thence S19°23'00"E, 80.60 feet to a 5/8" rebar;
Thence N63°35'54"E, 84.15 feet to a 5/8" rebar;
Thence S45°59'51"E, 216.39 feet to a 5/8" rebar;
Thence S19°21'17"W, 186.01 feet to a 5/8" rebar;

Exhibit A-13

Thence S04°26'31"W, 194.67 feet to a 5/8" rebar;
Thence S75°43'57"E, 42.60 feet to a 5/8" rebar;
Thence S25°33'33"W, 390.84 feet to a 5/8" rebar;
Thence S16°09'22"W, 108.40 feet to a 5/8" rebar;
Thence S08°44'54"W, 690.49 feet to a 5/8" rebar;
Thence S80°21'09"E, 211.73 feet to a 5/8" rebar;
Thence S05°46'31"W, 139.68 feet to a 5/8" rebar;
Thence S06°29'14"E, 231.28 feet to a 5/8" rebar;
Thence S83°49'30"E, 263.00 feet to a 5/8" rebar;
Thence S00°00'07"W, 164.13 feet to a 5/8" rebar;
Thence S89°59'53"E, 374.75 feet to a 5/8" rebar;
Thence N12°44'47"W, 106.91 feet to a 5/8" rebar;
Thence S89°59'53"E, 220.15 feet to a 5/8" rebar;
Thence S00°32'40"E, 59.74 feet to a 5/8" rebar;
Thence S84°55'07"E, 101.32 feet to a 5/8" rebar;
Thence 101.51 feet along a curve to the left having a radius of 200.00 feet, a delta angle of 29°04'52", a chord bearing of S08°18'44"E, and a chord distance of 100.43 feet to a 5/8" rebar;
Thence S22°51'10"E, 52.06 feet to a 5/8" rebar;
Thence S22°51'10"E, 68.34 feet to a 5/8" rebar;
Thence 19.12 feet along a curve to the left having a radius of 175.00 feet, a delta angle of 06°15'30", a chord bearing of S19°43'25"E, and a chord distance of 19.11 feet to a 5/8" rebar;
Thence S16°35'40"E, 103.49 feet to a 5/8" rebar;
Thence 119.59 feet along a curve to the left having a radius of 225.00 feet, a delta angle of 30°27'13", a chord bearing of S31°49'16"E, and a chord distance of 118.19 feet to a 5/8" rebar;
Thence S47°02'53"E, 82.86 feet to a 5/8" rebar;
Thence S42°57'07"W, 150.00 feet to a 5/8" rebar;
Thence S47°02'53"E, 170.00 feet to a 5/8" rebar;
Thence S03°52'25"W, 43.07 feet to a 5/8" rebar;
Thence S15°09'27"W, 67.31 feet to a 5/8" rebar;
Thence S63°07'35"E, 150.00 feet to a 5/8" rebar;
Thence 149.00 feet along a curve to the right having a radius of 275.00 feet, a delta angle of 31°02'36", a chord bearing of S42°23'43"W, and a chord distance of 147.18 feet to a 5/8" rebar;
Thence N32°04'59"W, 150.00 feet to a 5/8" rebar;
Thence S71°54'34"W, 60.45 feet to a 5/8" rebar;
Thence N80°27'46"W, 64.90 feet to a 5/8" rebar;
Thence N53°47'47"W, 90.09 feet to a 5/8" rebar;
Thence N68°40'19"W, 85.26 feet to a 5/8" rebar;
Thence N73°08'45"W, 85.00 feet to a 5/8" rebar;
Thence N81°09'16"W, 82.16 feet to a 5/8" rebar;
Thence S77°14'33"W, 78.35 feet to a 5/8" rebar;
Thence S53°32'15"W, 95.37 feet to a 5/8" rebar;
Thence S28°14'41"E, 192.21 feet to a 5/8" rebar;

Exhibit A-4

Thence N65°25'16"E, 15.31 feet to a 5/8" rebar;
Thence 52.13 feet along a curve to the left having a radius of 61.50 feet, a delta angle of 48°34'01", a chord bearing of S48°51'01"E, and a chord distance of 50.58 feet to a 5/8" rebar;
Thence S73°08'45"E, 19.12 feet to a 5/8" rebar;
Thence S16°51'15"W, 130.00 feet to a 5/8" rebar;
Thence S73°34'51"E, 170.00 feet to a 5/8" rebar;
Thence S86°18'14"E, 36.25 feet to a 5/8" rebar;
Thence S00°32'40"E, 618.39 feet to a 5/8" rebar;
Thence S00°12'14"W, 2643.07 feet to an aluminum cap;
Thence N88°11'45"W, 981.79 feet to a 1/2" rebar;
Thence N07°19'35"W, 588.98 feet to a 1/2" rebar;
Thence 734.79 feet along a curve to the left, having a radius of 1467.67 feet, a delta angle of 28°41'07", a chord bearing of N21°40'06"W, and a chord distance of 727.14 feet to a 5/8" rebar;
Thence N00°23'57"W, 1384.61 feet to the POINT OF BEGINNING.

Excluding a parcel of land referred to as Parcel B in Record of Survey No. 8242 Records of Ada County Idaho more particularly described as follows:

Commencing at the Center quarter corner of Section 6 being marked by an aluminum cap; Thence N46°26'11"E, 540.36 feet to the POINT OF BEGINNING:

Thence the following courses and distances along the Boundary of said Parcel B:

Thence N49°41'32"W, 190.34 feet;
Thence 273.35 feet along a curve to the right, having a radius of 150.00 feet, a delta angle of 97°53'13", a chord bearing of N09°44'32"W, and a chord distance of 241.30 feet;
Thence N37°32'10"E, 71.44 feet;
Thence N04°16'21"E, 88.30 feet;
Thence N21°46'50"E, 159.89 feet;
Thence N54°25'24"W, 49.18 feet;
Thence N19°57'23"W, 300.04 feet;
Thence 172.44 feet along a curve to the right, having a radius of 110.00 feet, a delta angle of 89°49'15", a chord bearing of N24°57'18"E, and a chord distance of 155.32 feet;
Thence N69°51'59"E, 213.62 feet;
Thence S45°34'32"E, 84.71 feet;
Thence 262.68 feet along a curve to the right, having a radius of 350.00 feet, a delta angle of 43°00'06", a chord bearing of S24°04'30"E, and a chord distance of 256.56 feet;
Thence S02°34'29"E, 431.98 feet;
Thence S49°08'08"E, 224.59 feet;
Thence 57.82 feet along a curve to the right, having a radius of 125.00 feet, a delta angle of 26°30'17", a chord bearing of S35°50'30"E, and a chord distance of 57.31 feet;
Thence 63.65 feet along a curve to the right, having a radius of 100.80 feet, a delta angle of 36°28'05", a chord bearing of S04°21'19"E, and a chord distance of 62.58 feet;
Thence S34°20'40"E, 180.54 feet;

Exhibit A-15

Thence 216.26 feet along a curve to the right, having a radius of 155.00 feet, a delta angle of 79°56'24", a chord bearing of S42°26'33"E, and a chord distance of 199.14 feet;
Thence S03°29'00"E, 113.64 feet;
Thence 116.26 feet along a curve to the right, having a radius of 170.90 feet, a delta angle of 38°58'37", a chord bearing of S19°57'44"W, and a chord distance of 114.03 feet
Thence S40°27'07"W, 137.55 feet;
Thence 169.35 feet along a curve to the right, having a radius of 125.00 feet, a delta angle of 77°37'23", a chord bearing of S79°16'11"W, and a chord distance of 156.69 feet
Thence N61°54'51"W, 115.43 feet;
Thence N53°10'25"W, 42.62 feet;
Thence N73°05'32"W, 57.51 feet;
Thence S85°16'05"W, 21.45 feet;
Thence 184.30 feet along a curve to the right, having a radius of 100.00 feet, a delta angle of 105°35'40", a chord bearing of N41°51'17"W, and a chord distance of 159.30 feet;
Thence N19°00'19"W, 252.49 feet;

Said Parcel B contains 17.42 Acres more or less and is subject to all easements and rights of ways.

Also Excepting a parcel of land as shown on Record of Survey No. 8242 and referred to as Lot 85 Block 1 in the Plat of Hidden Springs Subdivision Records of Ada County, more particularly described as follows:

Commencing at the South quarter Section Corner of Section 6 ,
Thence S88°11'45"E, 871.64 feet along the South line of Section 6; Thence N01°48'15"E, 20.00 feet leaving said line to the Southwest corner of said Lot 85 the POINT OF BEGINNING:

Thence continuing along the exterior of said Lot 85 the following courses and distances:

Thence N01°48'15"E, 70.00 feet
Thence S88°11'45"E, 70.00 feet
Thence S01°48'15"W, 70.00 feet
Thence N88°11'45"W, 70.00 feet to the POINT OF BEGINNING.
-Said Lot 85 contains 0.11 acres more or less and is subject to all easements and rights-of ways

Said Parcel A Contains 133.84 acres more or less

Exhibit A-16

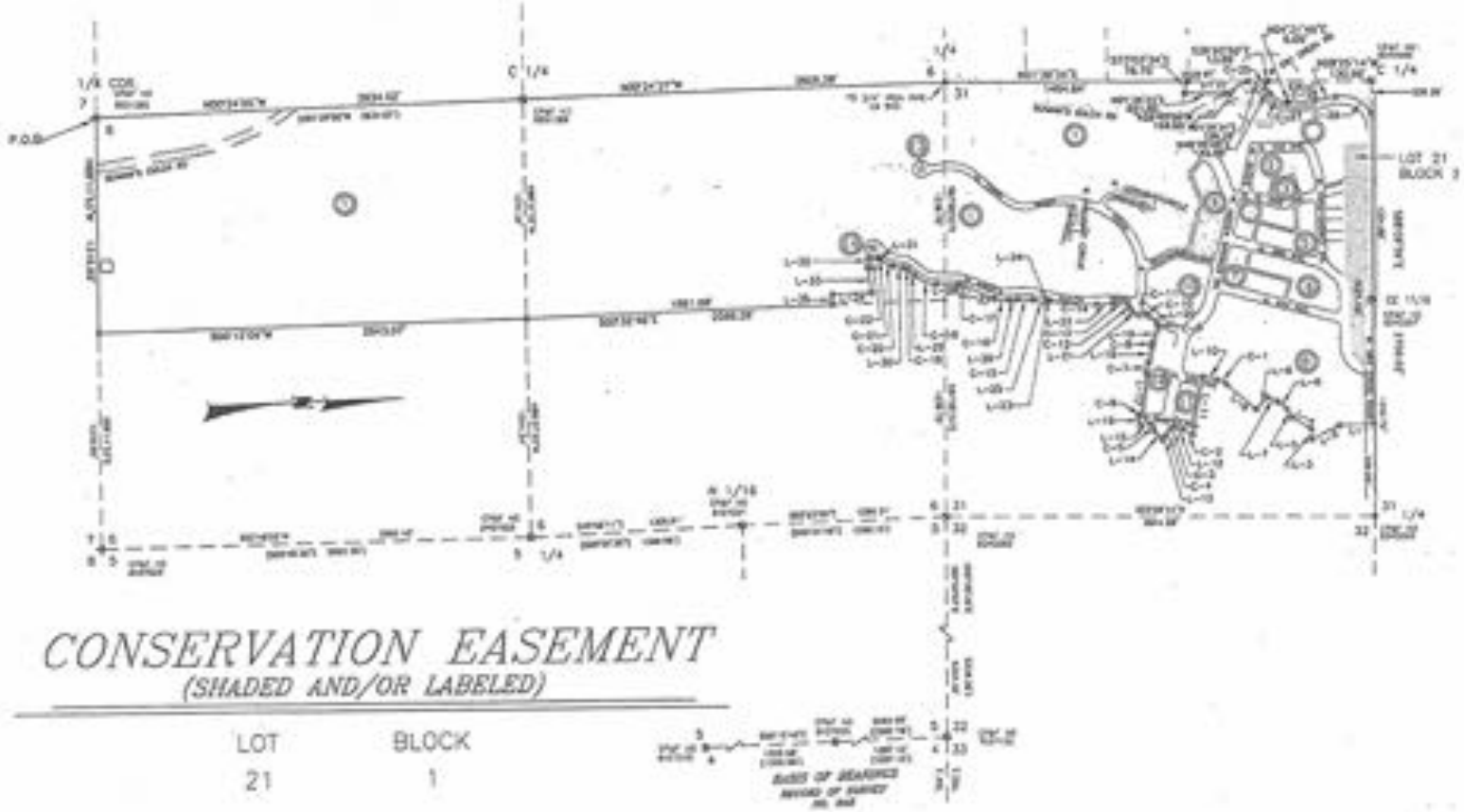
Exhibit B-1

Depiction of Original Plat Property Subject to Conservation Easement

[to be attached]

EXHIBIT B–1
HIDDEN SPRINGS SUBDIVISION– ORIGINAL PLAT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 31, T.5N., R.2E., AND IN THE W 1/2 OF THE E 1/2 OF SECTION 6, T.4N., R.2E., BOISE MERIDIAN, ADA COUNTY, IDAHO
1998



CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
21	1

Exhibit B-2

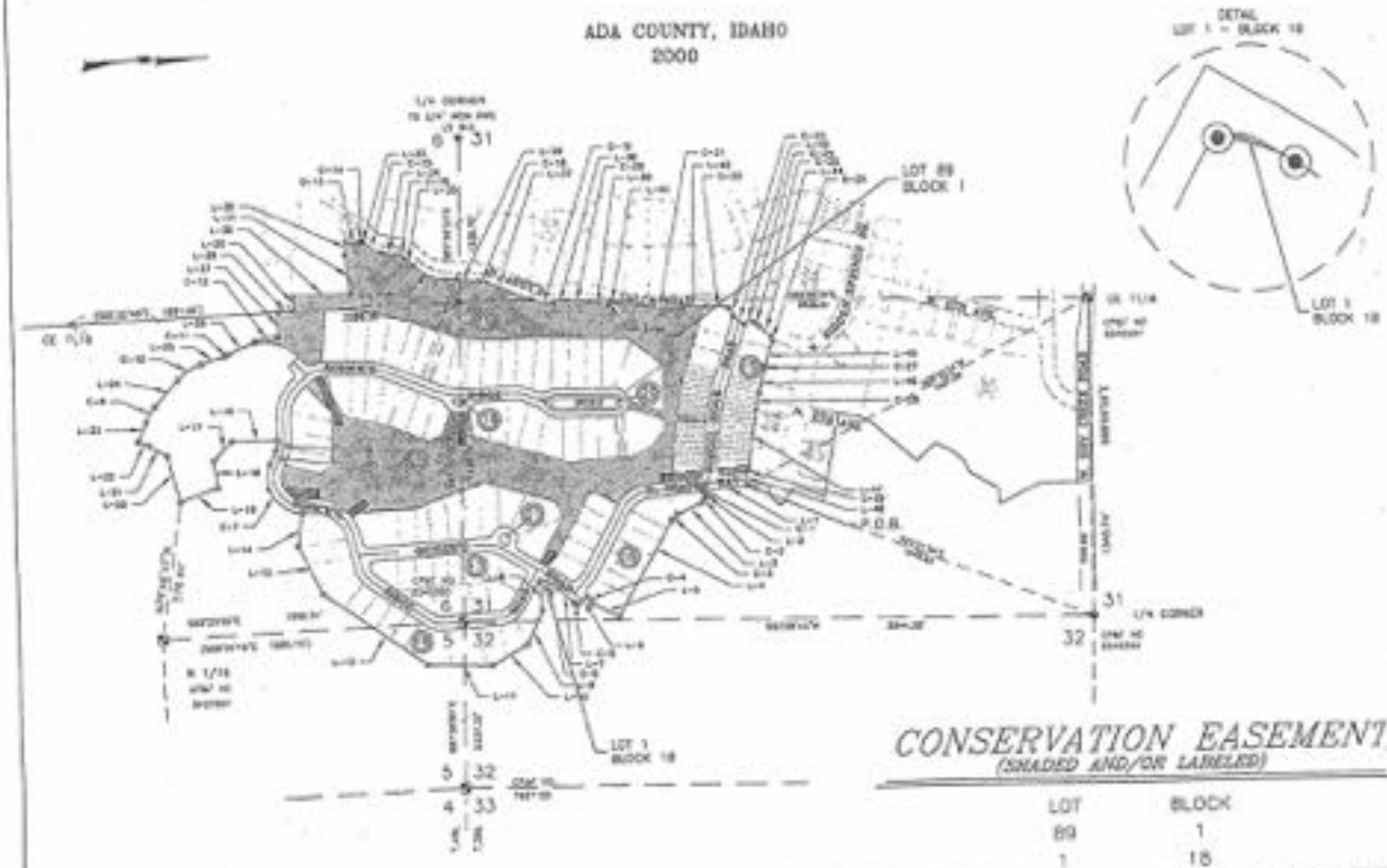
Depiction of 1st Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-2
HIDDEN SPRINGS SUBDIVISION- 1ST ADDITION

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 31, AND THE SW1/4 OF THE SW1/4 OF SECTION 32, OF T.5N., R.2E., GOV'T LOT 4 OF SECTION 5, AND GOV'T LOTS 1 & 2 OF SECTION 6, OF T.4N., R.2E., B.M.,

ADA COUNTY, IDAHO
2000



CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
89	1
1	18

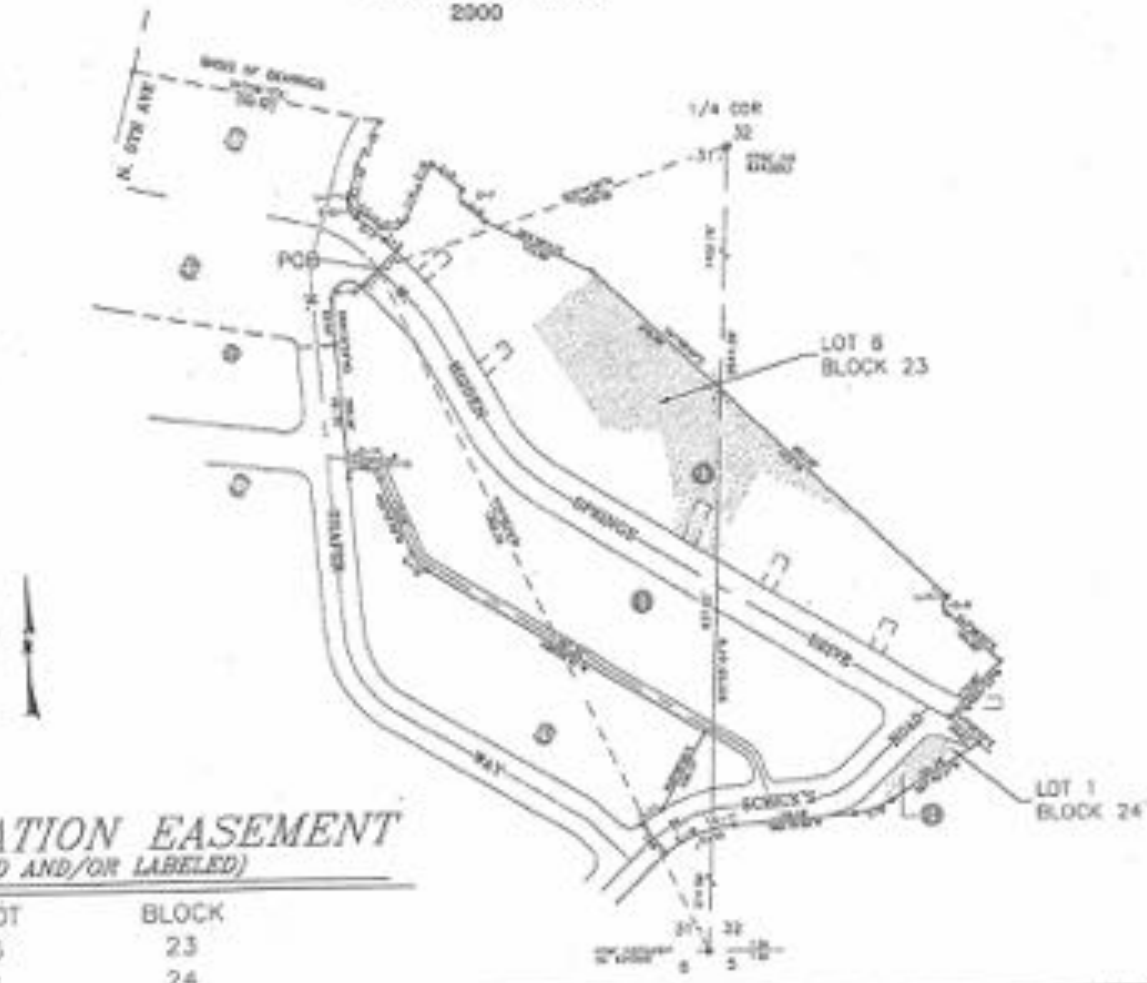
Exhibit B-3

Depiction of 2nd Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-3
HIDDEN SPRINGS SUBDIVISION- 2ND ADDITION

A PARCEL OF LAND SITUATED IN THE E1/2 OF THE SE1/4 OF SECTION 31,
AND THE W1/2 OF THE SW1/4 OF SECTION 32 T.5N., R.2E., B.M.,
ADA COUNTY, IDAHO
2000



CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
6	23
1	24

Exhibit B-4

Depiction of 3rd Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-4
HIDDEN SPRINGS SUBDIVISION – 3RD ADDITION

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 31, IN THE SW 1/4 OF SECTION 32, T.5N., R.2E., AND IN GOVERNMENT LOT 4 OF SECTION 5, OF T.4N., R.2E., B.M., ADA COUNTY, IDAHO.

2003

CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
27,31,54	8
2	24

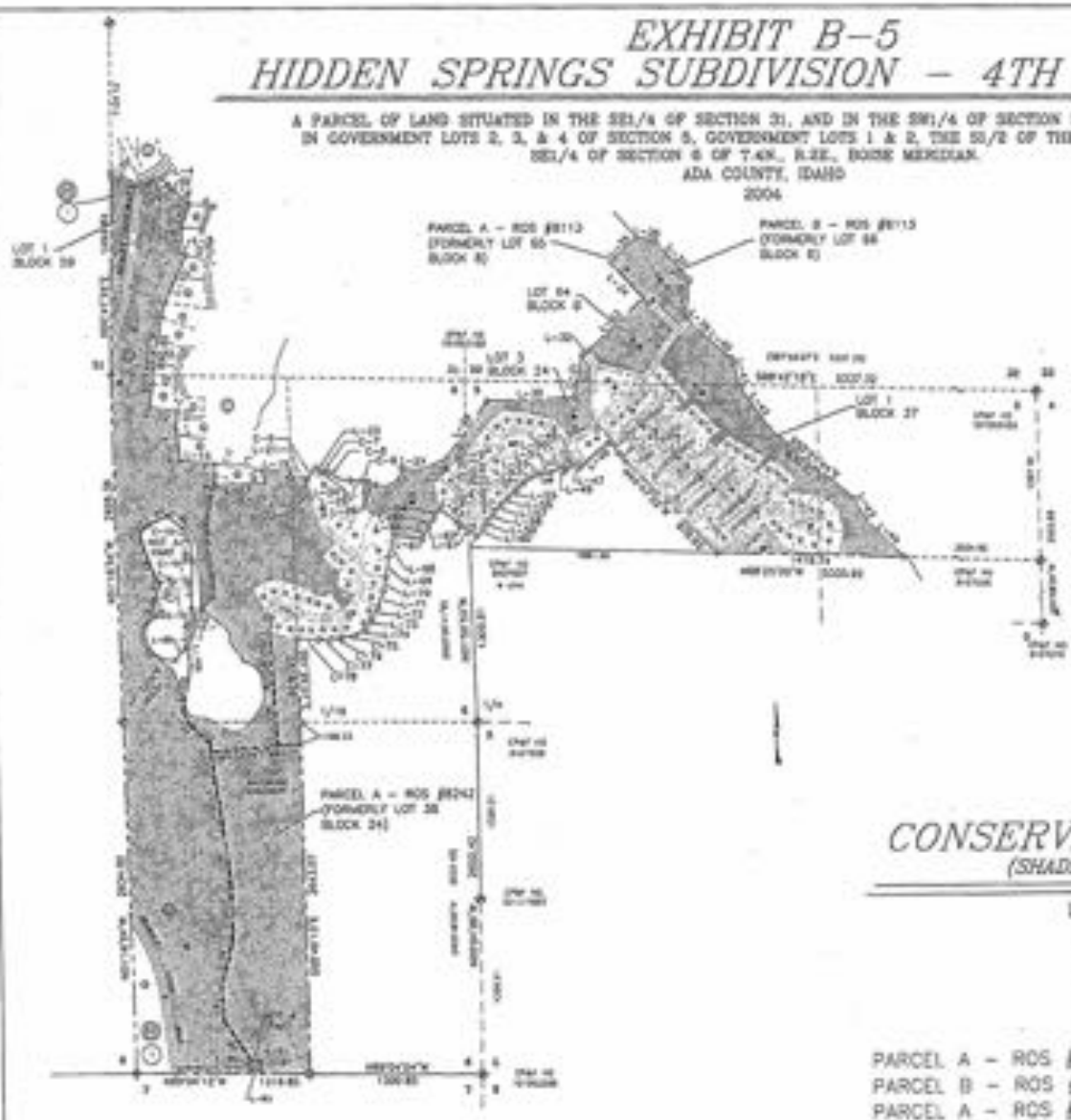
Exhibit B-5

Depiction of 4th Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-5
HIDDEN SPRINGS SUBDIVISION - 4TH ADDITION

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 31, AND IN THE SW1/4 OF SECTION 32, OF T.5N., R.2E., IN GOVERNMENT LOTS 2, 3, & 4 OF SECTION 5, GOVERNMENT LOTS 1 & 2, THE S1/2 OF THE NE1/4, AND THE SE1/4 OF SECTION 6 OF T.4N., R.2E., BOISE MERIDIAN.
ADA COUNTY, IDAHO
2004



CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
64	8
3	24
1	37
1	59

PARCEL A - ROS #8113 (FORMERLY LOT 65, BLOCK 8)
PARCEL B - ROS #8113 (FORMERLY LOT 66, BLOCK 8)
PARCEL A - ROS #8242 (FORMERLY LOT 38, BLOCK 24)

Exhibit B-6

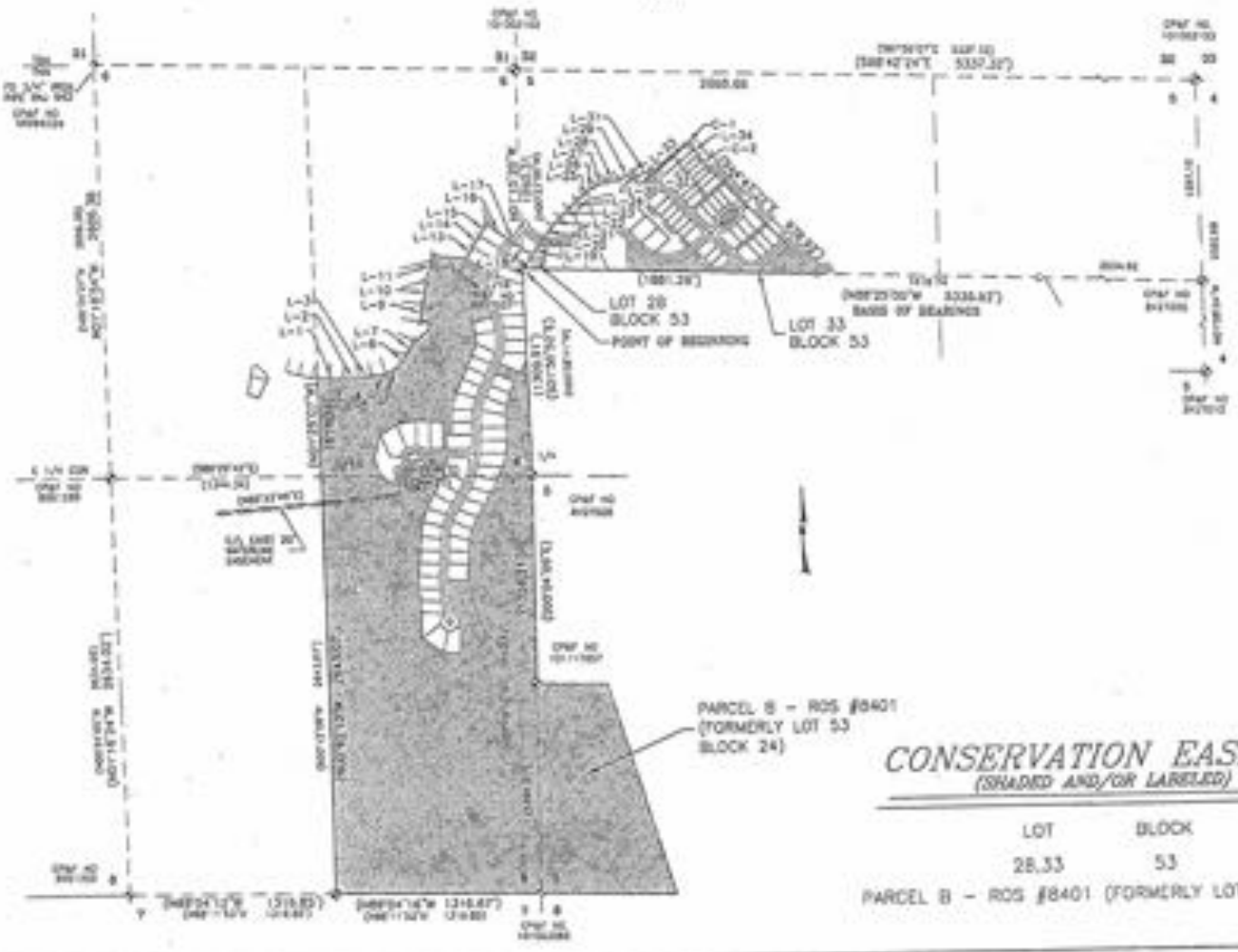
Depiction of 5th Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-6
HIDDEN SPRINGS SUBDIVISION – 5TH ADDITION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 3, & 4, AND THE SW1/4 OF THE SW1/4 OF SECTION 5, AND IN THE E1/2 OF THE E1/2 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST, BOISE MEDIAN, ADA COUNTY, IDAHO.

2005



CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
28,33	53

PARCEL B – ROS #8401 (FORMERLY LOT 53, BLOCK 24)

Exhibit B-7

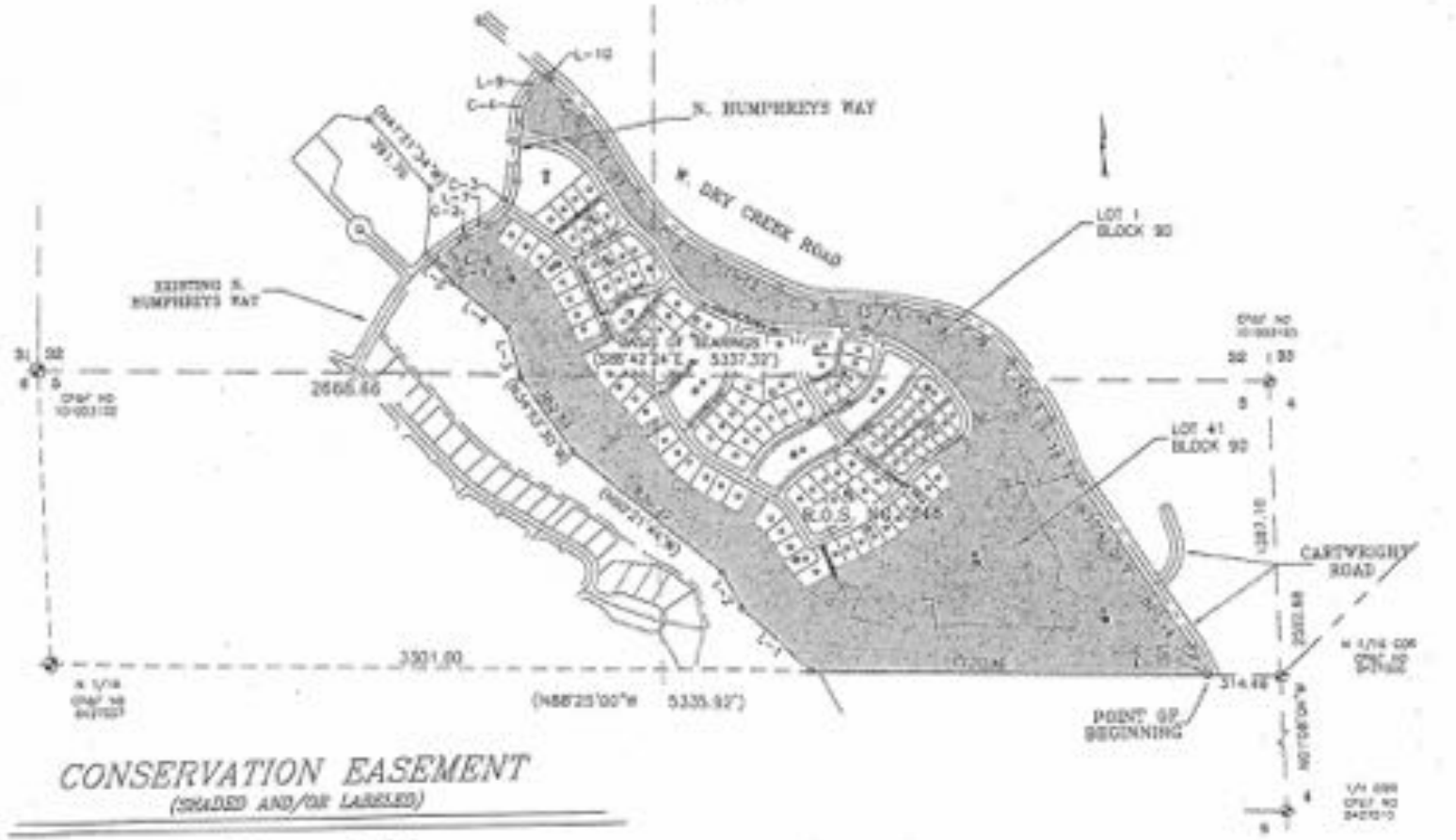
Depiction of 6th Addition and Addition 6C Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-7
HIDDEN SPRINGS SUBDIVISION – 6TH ADDITION & 6C

A PARCEL OF LAND SITUATED IN THE N1/2 OF SECTION 32, T.5N., R.3E., AND IN GOVERNMENT LOTS 1, 2, AND 3, OF SECTION 5, T.4N., R.3E., BOISE MERIDIAN, ADA COUNTY, IDAHO.

2006



CONSERVATION EASEMENT

(SHADED AND/OR LABELED)

LOT	BLOCK
1	90
41	90

Exhibit B-8

Depiction of 7th Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-8
HIDDEN SPRINGS SUBDIVISION - 7TH ADDITION

A PARCEL OF LAND SITUATED IN THE NE1/4 OF THE SE1/4 OF SECTION 31, AND IN THE SW1/4 OF SECTION 32, OF T.5N., R.3E., BOISE MERIDIAN, ADA COUNTY, IDAHO.
2006

CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
2	91

Exhibit B-9

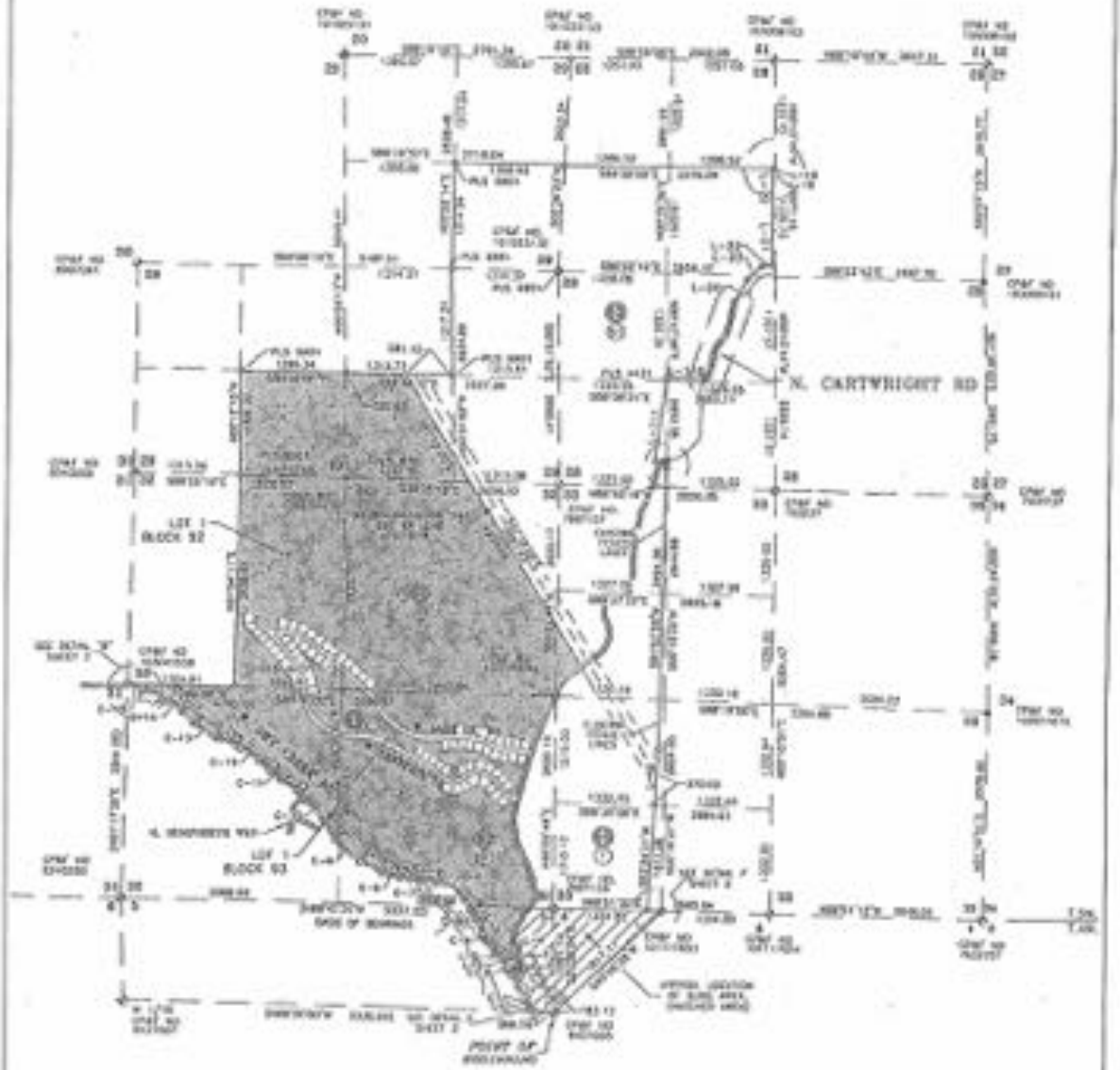
Depiction of 8th Addition Property Subject to Conservation Easement

[to be attached]

EXHIBIT B-9
HIDDEN SPRINGS SUBDIVISION – 8TH ADDITION

A PARCEL OF LAND SITUATED IN SECTIONS 28, 29, 32, AND 33 OF TOWNSHIP 5 NORTH, RANGE 3 EAST, IN GOVERNMENT LOT 4 OF SECTION 4, AND IN GOVERNMENT LOT 1 OF SECTION 5 OF TOWNSHIP 4 NORTH, RANGE 3 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

2021



CONSERVATION EASEMENT
(SHADED AND/OR LABELED)

LOT	BLOCK
1	92
1	93

State of Idaho)
) ss.
County of Ada)

On this 12th day of December, 2000 before me Gloria M. Uscola the undersigned notary public personally appeared Roger Simmons, Frank Walker and Grant Kingsford known or identified to me to be the Commissioners of Ada County that signed the above instrument, and acknowledged to me that they executed the same for the purposes therein stated on behalf of Ada County.

GLORIA M. USCOLA NOTARY PUBLIC STATE OF IDAHO

Gloria M. Uscola
Notary Public
Commission Expires: 3/15/05

State of Idaho)
) ss.
County of Ada)

On this _____ day of November, 2000 before me Kristina Vaughn, the undersigned notary public personally appeared Franklin A. Martin known or identified to me to be the President of Hidden Springs Community, L.L.C. that executed the above instrument on behalf of Hidden Springs Community, L.L.C., and acknowledged to me that he executed the same for the purposes therein stated on behalf of Hidden Springs Community, L.L.C.

KRISTINA VAUGHN NOTARY PUBLIC STATE OF IDAHO

Kristina Vaughn
Notary Public
Comm Exp 2-16-2005
Boise ID

STATE OF IDAHO, COUNTY OF ADA, ss.
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of Ins. No. 100096520
as the same appears recorded in Book _____ of _____
at Page _____, Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
12th day of Dec 20__.
J. DAVID NAVARRO, Recorder
By _____ Deputy

DECLARATION

OF

CONSERVATION EASEMENT

BY THIS DECLARATION OF CONSERVATION EASEMENT (this "Declaration") made and entered into this 24th day of February, 1997, Grossman/Hidden Springs Development L.L.C., an Arizona limited liability company qualified to do business in Idaho ("Grantor"), hereby declares:

I. Recitals

1.1 Property to be Developed. Grantor is the owner in fee simple of that real property described on Schedule "A" attached hereto and by this reference incorporated herein (the "Hidden Springs Property") and intends to convey that property to Hidden Springs Community L.L.C., an Idaho limited liability company ("Hidden Springs") formed for the purpose of developing that property in accordance with the Hidden Springs Application for a Planned Rural Community as approved by the Ada County Commissioners on December 18, 1996 (the "Hidden Springs Development").

1.2 Open Space Area. Pursuant to the provisions of Section 8-21A-5E 4 of the Hidden Springs Planned Community Zoning Ordinance not less than 810 acres of the Hidden Springs Property is to remain open and free from development other than wildlife habitat improvements, trails, and other recreational improvements, agriculture and agricultural operations and outbuildings and is generally depicted on the Hidden Springs Master Land Use Plan as Open Space Area.

1.3 Conservation Easement. Grantor, by the reservation of this conservation easement on, over and across the Open Space Area, desires to preserve and conserve the visual and open space values thereof for the benefit of the community at large and to prevent the use or development of the Open Space Area for any purpose or in any manner inconsistent with the terms of this Declaration (the "Conservation Easement").

1.4 Transfer of Easement. Although the Grantor is reserving the Conservation Easement unto itself for the benefit of the community at large, it is intended that this easement will be conveyed by the Grantor to either (i) a private tax-exempt, not-for-profit organization, as defined in Section 170 (h) of the Internal Revenue Code of 1986, among whose purposes is to preserve, protect, and enhance natural, open space, agricultural, scenic and water areas, or (ii) a public agency.

II. Reservation

Grantor does hereby absolutely and unconditionally declare and reserve unto itself and to its successors and assigns in perpetuity from the date hereof, a Conservation Easement in, on and over and a Declaration of Restrictive Covenants with respect to the Open Space Area on and subject to the terms and conditions set forth below for the exclusive purpose of preserving and protecting the scenic, historic, scientific, educational, natural, agricultural, open space and water resource values of the Open Space Area ("Conservation Purposes"). The terms, covenants, conditions, easements and restrictions set forth herein: shall run with the land and shall be binding upon all persons having or acquiring any right, title or interest in the Open Space Area.

III. Limitations of Reservation

3.1 Affirmative Rights. The affirmative rights reserved by the Declaration consist solely and exclusively of --

3.1.1 The right of the Grantor and the public at large to view (but not to enter upon except as otherwise provided herein) the Open Space Area.

3.1.2 The right of the Grantor to preserve and protect in perpetuity the present scenic and open space features and values of the Open Space Area as provided herein, including the right of the Grantor to enforce by proceedings at law or in equity, the covenants and restrictions hereinafter set forth, it being expressly understood that there shall be no waiver or forfeiture of the Grantor's

right to insure compliance with the covenants and conditions of this Declaration by reason of any prior failure to act.

3.1.3 The right of the duly authorized agents of the Grantor, upon prior notice to Hidden Springs, to enter the Open Space Area at reasonable times and at reasonable intervals for the sole purpose of inspecting the Open Space Area to determine if Hidden Springs is complying with the covenants and conditions of this Declaration. Such inspections shall be performed in a manner which will not interfere with the Open Space Area or Hidden Springs' use thereof and access shall be available at points reasonably acceptable to Hidden Springs. Any damage to the Open Space Area caused by the Grantor or its agents shall be promptly restored by the Grantor at its sole cost and expense to a condition as good as or better than that which existed prior to such damage.

3.2 Restrictions on Use. In furtherance of the foregoing affirmative rights, Grantor hereby declares and imposes the following covenants, conditions and restrictions on the Open Space Area which shall run with and bind the Open Space Area in perpetuity.

3.2.1 No commercial or industrial activities shall be conducted or permitted on the Open Space Area, except for the sale or distribution of agricultural products grown or produced on the Open Space Area and similar or related products as provided in Section 3.3 below.

3.2.2 No signs, billboards or outdoor advertising structures shall be placed, erected or maintained on the Open Space Area, other than a reasonable number of signs for the following purposes.

3.2.2.1 To state the name of the Open Space Area, or any portion thereof.

3.2.2.2 To advertise the sale or lease of the Open Space Area, or any portion thereof.

3.2.2.3 To advertise the development of the Hidden Springs Property (the "Development") and related improvements located adjacent to and contiguous with the Open Space Area and to direct customers thereto; provided, however, that (a) no more than six double-faced advertising signs shall be posted on the Open Space Area at any one time which advertise the Development, (b) the size of the face of each such sign shall not exceed one hundred and thirty square feet (per face used for graphics, excluding backgrounds, borders, frames or structural elements) and (c) such signs shall only be posted during the initial sellout of such Development.

3.2.2.4 To advertise any activity permitted under the provisions of this Declaration.

3.2.2.5 To post the Open Space Area against activities either prohibited or not specifically permitted under the provisions of this Declaration.

3.2.2.6 To state the name of streets or trails on the Open Space Area.

3.2.2.7 To post street signs and traffic safety signs.

3.2.3 No quarrying, excavation, mining, depositing or removal of rocks, minerals, gravel, sand, soil, or other similar materials from the Open Space Area shall occur, except in connection with an activity, use, construction, or placement of improvements otherwise permitted herein.

3.2.4 No dumping, placing or storing ashes, trash, garbage, vehicle bodies or parts or other unsightly or offensive material or debris on the Open Space Area shall occur, except in connection with an activity, use, construction, or placement of improvements otherwise permitted herein.

3.2.5 Hidden Spring may implement landscape improvements which may include the creation of berms, orchards and the planting, removal and relocation of trees and other vegetation on the Open Space Area (the "Initial Improvements"). To prevent soil erosion and to protect the scenic values of the Open Space Area, once the Initial Improvements have been implemented by Hidden Springs, the cutting or removal of trees from the Open Space Area shall be permitted to the extent authorized by any applicable governmental laws, ordinances and regulations, and only under the following conditions:

3.2.5.1 To protect the natural, scenic, open space and ecological values of the Open Space Area or to control or prevent imminent hazard, disease or fire.

3.2.5.2 To clear and maintain fire roads.

3.2.5.3 To clear an opening for the construction and maintenance of access drives.

3.2.5.4 To clear an opening for the construction or placement of Improvements permitted in Section 3.3 below.

3.2.5.5 To construct fields or otherwise improve the Open Space Area for farming and livestock activities and/or passive or active open space recreational use.

The restrictions contained within this Section 3.2.5 shall not limit the right of the Hidden Springs, without prior notice or consent of Grantor, to cut and remove ornamental, landscaped or shade trees around Existing or Permitted Improvements, as defined below, or to conduct and operate a tree farm, nursery or similar commercial tree stocking operations from the Open Space Area.

3.2.6 The operation of snowmobiles, dune buggies, motorcycles, all terrain vehicles or any other type of motorized vehicle (except for vehicles used in connection with the Improvements permitted in Section 3.3 below, vehicles used for agricultural purposes, emergency vehicles of Ada County or other appropriate governmental entities, security patrol vehicles, vehicles used in connection with normal maintenance procedures and wheelchairs or other similar vehicles used by disabled persons) shall not be permitted on the Open Space Area.

3.2.7 No building, structure, roadway or similar improvement (hereinafter referred to as an "Improvement"), shall be constructed or maintained on the Open Space Area, except for the Permitted Uses identified in Section 3.3 below.

3.2.8 No hunting shall occur, except as may be necessary or appropriate for conservation purposes.

3.3 Permitted Uses. The Grantor hereby declares and covenants that the following uses are hereby permitted on the Open Space Area, subject to the limitations contained herein, and shall apply forever to the use and enjoyment of the Open Space Area (the "Permitted Uses").

3.3.1 Subject to the restrictions contained herein, the Open Space Area may be used, without limitation, for (i) agricultural purposes, (ii) open-space recreational use, (iii) a public park or nature preserve and (iv) such other uses and purposes which are consistent with the open space and scenic values sought to be preserved by this Declaration.

3.3.2 Hidden Springs shall be permitted to repair, remodel, reconstruct, effect reasonable additions to and maintain the improvements now existing on the Open Space Area (the "Existing Improvements").

3.3.3 In addition to the Existing Improvements, Hidden Springs shall be permitted to construct, repair, remodel, reconstruct and maintain the following structures or improvements on the Open Space Area (the "Permitted Improvements"):

3.3.3.1 Up to three (3) residential structures whose primary purpose shall be to house persons who are engaged in the operation and maintenance of the Open Space Area or are otherwise engaged in the study of or research related to the Open Space Area.

3.3.3.2 Storage, maintenance and accessory structures, including but not limited to barns, garages, green houses, sheds and other customary out buildings used in the maintenance and operation of a farm.

3.3.3.3 Such additional structures as are reasonably necessary to conduct the retail sale of the fruits, vegetables and other produce and products grown or produced from the agricultural operations conducted from or on the Open Space Area.

3.3.3.4 Educational structures, including but not limited to a farm education center and nature center, which are operated to provide education and information with respect to the scenic, historic, scientific, natural, agricultural, open space and water resource values of the Open Space Area.

3.3.3.5 Pedestrian and equestrian trails.

3.3.3.6 Fences constructed in a manner which is consistent with the agricultural, open space or recreational use of the Open Space Area and which do not materially impair the scenic character of the Open Space Area from public roadways.

3.3.3.7 Facilities used in connection with the treatment, storage or distribution of wastewater or storm water runoff from either Permitted Uses of the Open Space Area or the Hidden Springs Development.

3.3.3.8 Such above ground and underground utility services as are required or are otherwise appropriate to serve the Permitted Improvements or the Hidden Springs Development.

3.3.3.9 Recreational improvements, maintenance structures and accessory structures customary for potential future open space recreational use of the Open Space Area, and ancillary parking areas related thereto.

3.3.3.10 Access drives to provide access to the improvements and structures otherwise permitted herein.

3.3.4 In the event all or a substantial portion of an Existing Improvement is damaged by fire or other casualty or is otherwise is of a condition that repair or restoration of the Existing Improvement is deemed by Hidden Springs to be impractical, Hidden Springs may raze the Existing Improvement and erect, within the same general location, a structure of comparable size, bulk, use and general design.

3.3.5 In order to preserve and protect the natural, aesthetic and open space values of the Open Space Area, Permitted Improvements shall not be located

in areas which are highly visible from public roadways or in environmentally sensitive areas.

3.4 Requirements for Grantor Approval of Improvements and Activities. Hidden Springs shall submit to Grantor a plan of any proposed Improvement permitted under Section 3.3 above for review and approval prior to the construction of such Improvement, provided, however, such approval not be unreasonably withheld or delayed. Such plan shall include, where applicable:

3.4.1 Architectural drawings and maps showing the proposed Improvement's location, height, dimensions, floor plan and floor space.

3.4.2 A written narrative description of the proposed improvements and the relationship of such proposed Improvements to the conservation purposes of the Open Space Area.

3.4.3 Existing elevation contours and any proposed changes in grade.

3.4.4 A landscape plan which, when implemented, will reduce the visual impact of such proposed Improvement; provided, however, that such landscaping measures need not completely conceal such improvements, but should serve to break up its visual impact.

IV. Miscellaneous.

4.1 Taxes and Maintenance. Hidden Springs and its successors and assigns shall pay all real estate taxes or assessments levied by competent authorities on the Open Space Area and agrees to relieve the Grantor from any responsibility for maintaining the Open Space Area, except in the event of damage thereto caused by the Grantor or its agents.

4.2 Transfer of Grantor's Interest. The Grantor may assign or transfer its interest in this Declaration, including its rights and obligations relating hereto, with or without consideration, in whole or in part to one or more assignees upon the following conditions:

4.2.1 Except for the initial assignment of this Declaration as referred to in Section 1.4 above, such assignee shall be acceptable to Hidden Springs, such acceptance to be evidenced by the prior written approval of Hidden Springs.

4.2.2 The transferee shall accept such transfer and assignment and the obligations of the Grantor hereunder and as a condition to such assignment shall be committed to protecting the Conservation Purposes of this Declaration and that the transferee will otherwise comply with the terms of this Declaration.

4.2.3 Each such transferee shall be either (i) a public entity or (ii) a tax exempt organization described in § 170(b) (1) (A) (vi) of the Internal Revenue Code.

Upon the addition or substitution of such additional Grantor(s), the term "Grantor" as used herein shall thereafter mean and refer to any and all entities currently acting in such capacity.

4.3 No Merger. Grantor agrees and covenants that should it, or any of its successors or assigns, acquire the fee simple interest in and to the Open Space Area, it shall not cause or permit the merger of such fee simple interest and the easement created by this Declaration.

4.4 Hidden Springs Duty to Notify. Hidden Springs, prior to performing or permitting any activity described in this Declaration which requires the prior written approval of the Grantor, shall submit to Grantor, for review and approval, the required information in writing. The Grantor agrees in such cases to review Hidden Springs' proposal and to acknowledge, execute and deliver to the Hidden Springs a written instrument granting approval or stating in reasonable detail the reason(s) for the denial of such approval within thirty (30) days of receipt of the written

request and the required information from Hidden Springs. In the event Grantor fails to respond to Hidden Springs' written request within such thirty (30) day period, Grantor shall be deemed to have approved such request for all purposes stated therein.

4.5 Notices. All notices, consents, approvals or demands to be given by one party to the other party under this Declaration shall be given in writing, shall be delivered by hand or by United States certified or registered mail, postage prepaid, return receipt requested, or by a nationally recognized overnight air courier service at the addresses indicated below or as otherwise indicated by notice hereunder. Notices shall be considered to have been given upon the earlier to occur of actual receipt of two (2) business days after posting in the United States Mail.

To Grantor:

Grossman/Hidden Springs Development
% Grossman Family Properties
118 South 5th Street
Boise, Idaho 83702

To Hidden Springs:

Hidden Springs Community
% Grossman Family Properties
118 South 5th Street
Boise, Idaho 83702

4.6 Reservation of Grantor's Rights. Except as expressly limited herein, there is reserved unto Hidden Springs all rights as owner of the Open Space Area (i) to use it in a manner not inconsistent with this Declaration, including, but not limited to, the right to use the Improvements for their intended purposes and the balance of the Open Space Area for agricultural and grazing purposes, (ii) to grant easements consistent with this Declaration, and (iii) for all other purposes not inconsistent with this Declaration.

4.7 Prohibition of Public Access. Nothing herein shall be construed as a grant to the general public, or to a person or persons other than the Grantor, the right to enter upon any part of the Open Space Area.

4.8 Default and Remedies. Notwithstanding anything contained herein to the contrary, the Grantor may not initiate any action or proceeding against Hidden Springs for failure to observe or perform any covenant, agreement or obligation to be performed under this Declaration until it has notified Hidden Springs of such failure in writing, and such failure shall continue for more than thirty (30) days after notice thereof (unless such failure requires work to be performed, acts to be done, or conditions to be removed which, by their nature, cannot reasonably be performed, done or removed, as the case may be, within such period, in which event, if Hidden Springs shall have commenced curing or correcting the same within such period and shall have diligently prosecuted such cure, or correction, such thirty day period shall be extended by such additional time period as may be reasonably required for Hidden Springs to cure or correct such failure).

4.9 Recovery of Enforcement Costs. In any action or proceeding initiated against the Grantor or Hidden Springs to enforce the terms hereof, the prevailing party shall be entitled to recover from the other party all reasonable cost, expenses and attorneys' fees that may be incurred by the prevailing party in initiating, prosecuting or defending against such action or proceedings.

4.10 Estoppel Certificate. The Grantor and Hidden Springs may from time to time, upon not less than fifteen (15) days' prior written notice, request the other to execute and deliver to the other a written certificate certifying that this Declaration is unmodified and in full force and effect (or if there have been modifications, a description of such modifications and that this Easement as modified is in full force and effect) and that the requesting party is in compliance with the covenants, terms, conditions and restrictions set forth in this Declaration (or if not in compliance, a statement in reasonable detail describing such non compliance), and such additional matters as may be reasonably requested, it being understood that such certificate may be relied upon by any prospective purchaser, mortgagee, or other persons having or acquiring an interest in the Open Space Area or this Declaration. If the non-requesting party fails to execute and deliver any such certificate within fifteen (15) days after request, the non-requesting party shall be deemed to have irrevocably appointed the requesting party as the non-requesting party's attorneys-in-fact to execute and deliver such certificate in the non-requesting party's name.

4.11 Conveyance by Grantor. In the event of a sale or conveyance or transfer by Hidden Springs of its interest in the Open Space Area, the same shall operate to release Hidden Springs from any obligations for the observance or performance of the covenants and obligations of Hidden Springs accruing under this Declaration subsequent to such sale, conveyance or transfer upon any of the covenants or conditions, express or implied, herein contained in favor of the Grantor, and in such event the Grantor agrees to look solely to the successor in interest of Hidden Springs for the performance of such covenants and obligations.

4.12 Indemnification. Hidden Springs shall indemnify, defend and hold harmless the Grantor and its members, directors, officers, employees, agents and contractor from and against all liability, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgements, including, without limitation, reasonable attorneys' fees, arising from or in any way connected with injuries to any persons and damage to or theft or misappropriation or loss of property occurring in or about the Open Space Area regardless of cause, except as to those claims directly attributable to the negligence of the Grantor.

4.13 Limitation of Liability. Nothing contained in this Declaration shall be construed to entitle the Grantor to bring any action against Hidden Springs for injury to or change in the Open Space Area resulting from causes beyond the control of Hidden Springs, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Hidden Springs under emergency conditions to prevent, abate or mitigate significant injury to the Open Space Area resulting from such causes.

4.14 Condemnation. In the event that all or any part of the Open Space Area shall be taken by condemnation, this Declaration shall terminate automatically as to property so taken, and the Grantor shall be entitled to a portion of the proceeds of any condemnation award in an amount equal to the proportionate value of this Declaration, in accordance with Treasury Regulations § 1.170A-14(G) (6)(ii) (or any successor provisions) and such proceeds shall be used in a manner consistent with conservation purposes set forth herein. This Declaration shall remain in full force and effect with respect to any portion of the Open Space Area not taken by such condemnation proceedings.

4.15 Extinguishment of Easement and Distribution of Proceeds. It is understood that this Declaration creates a real property interest, vested in the Grantor, with a fair market value that is equal to a portion of the value of the value of the Open Space Area as a whole at that time. If because of a change in conditions this Declaration is extinguished pursuant to the terms of Section 4.17, the Grantor (or any other holder of this Declaration), upon a subsequent sale, exchange or involuntary conversion of the Open Space Area, shall be entitled to a portion of the proceeds equal to that proportionate value of this Easement, in accordance with Treasury Regulations 1.170A-14(g)(6)(ii) (or any successor provision) and such proceeds shall be used in a manner consistent with the Conservation Purposes set forth herein. For purposes of this section (and the immediately preceding Section), proceeds shall not include an amount equal to the fair market value of any Improvements on the Open Space Area affected by a condemnation or judicial action, which were not included in the calculations by which the proportionate fair market value of the Easement was established.

4.16 Easement in Perpetuity. The easement herein declared shall be a burden upon and shall run with the title to the Open Space Area as a binding servitude in perpetuity and cannot be abrogated.

4.17 Applicable Tax Law Change in Circumstances. Notwithstanding the immediately preceding section, it is understood that (a) if, upon the request of counsel for the Grantor, in the reasonable exercise of their discretion, determine that amendments to this Declaration are necessary to accomplish Grantor's purpose of qualifying this Declaration as a "Qualified Conservation Easement" pursuant to Section 170(h) of the Internal Revenue Code (or any successor provision) and related regulations, the parties shall negotiate in good faith and execute such amendments; or (b) if the easement arising from Declaration is terminated and extinguished in an appropriate judicial proceeding upon a judicial determination that a subsequent unexpected change in conditions with respect to the Open Space Area makes the continued use of the Open Space Area for the preservation or conservation purposes set forth herein impossible or impractical, in such event and upon the subsequent sale, exchange or involuntary conversion of the Open Space Area, the parties shall act in full accord with the appropriate requirements of the Internal Revenue Code and Treasury Regulations to the extent applicable with respect to allocation of any

sale or other disposition proceeds as provided in this Easement); and all proceeds of such sale, exchange or involuntary conversation of the Open Space Area, if any, allocable to the Grantor shall be used by the Grantor in a manner consistent with the preservation and conservation purposes set forth herein.

4.18 Qualified Appraisal. In the event Grantor claims a federal income tax deduction for donation of a "qualified real property interest" as that term is defined in § 170(H) of the Code, Grantor shall provide Hidden Springs with a copy of all appraisals (hereinafter, the "Qualified Appraisal" as that term is defined in § 1.170A-13 of the Treasury Regulations) of the fair market value of this easement created by this Declaration.

4.19 Successors and Assigns; Subsequent Transfers. Except as otherwise specifically set forth herein, the covenants, terms, conditions and restrictions set forth in this Declaration shall extend to, bind and inure to the benefit of the Grantor and Hidden Springs and their respective successors and assigns; and all references herein to the Grantor and Hidden Springs shall be deemed to include such parties. Nothing in this Declaration shall preclude Hidden Springs or any subsequent transferee, heir or successor thereof from placing a mortgage against the Open Space Area, provided that such mortgage shall at all times be subordinate to this Declaration.

4.20 Boundary Changes. Notwithstanding anything herein to the contrary, upon completion of a survey of all or any portion of the Open Space Area, Hidden Springs and Grantor shall establish the legal description(s) of the Open Space Area as is appropriate in order to more precisely describe and locate, or reduce or augment with contiguous or non contiguous property, the boundaries of the Open Space Area; provided, however, that the overall area of the Open Space Area shall not be reduced to less than the area required by Section 8-21A-5A 4 of the Hidden Springs Planned Community Zoning Ordinance. Furthermore, each plat for the Hidden Springs Development shall indicate there on any portion of the Open Space Area included within that plat of the Hidden Springs Property.

4.21 Incorporation of Recitals. The recitals set forth in Section 1 above are hereby incorporated herein.

4.22 Amendment. This Declaration may be altered and amended by the written agreement of the Grantor and Hidden Springs and without the consent, concurrence or agreement of any third party or parties, including without limitation the owner of any subdivided lot or parcel of the Hidden Springs Property.

4.23 Third Party Beneficiaries. It is the intention of Grantor that no individual or entity, whether public or private, shall be a beneficiary of or have the right to enforce any of the terms and conditions of this Declaration.

4.24 Compliance with Laws. Grantor declares and acknowledges that nothing in this Declaration shall supersede the provisions of any applicable law, ordinance, or regulation or the terms and conditions of the Hidden Springs Planned Community Zoning Ordinance.

4.25 Severability. The invalidity or unenforceability of any provision of this Declaration shall not affect or impair any other provisions.

4.26 Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Idaho without regard to the residence or domicile of the parties.

SCHEDULE A
TO
DECLARATION OF CONSERVATION EASEMENT

LEGAL DESCRIPTION

The following described real property located in Ada County, Idaho:

In Township 5 North, Range 2 East of the Boise Meridian:

In Section 28: The South Half of the Northwest Quarter; the West Half of the Southwest Quarter; and the Northeast Quarter of the Southwest Quarter except that portion thereof lying East of centerline of the County Road.

In Section 29: The Southeast Quarter of the Northeast Quarter; the East Half of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter; and the Southeast Quarter of the Southwest Quarter.

In Section 31: The Southeast Quarter, except that portion of the Northwest Quarter of the Southeast Quarter lying North and West of the existing centerline of Dry Creek Road conveyed to Harold E. and Judith E. Huston by Deed recorded July 18, 1996 as Instrument No. 96060134 in the official Records of Ada County.

In Section 32: The East Half; the East Half of the West Half; and the West Half of the Southwest Quarter.

In Section 33: The West Half of the West Half.

In Township 4 North, Range 2 East of the Boise Meridian:

In Section 4: The Northwest Half of Lot 4.

In Section 5: Lots 1, 2, 3 and 4 inclusive.

In Section 6: Lots 1 and 2; the South Half of the Northeast Quarter; and the West Half of the Southeast Quarter.

SCHEDULE "C"
TO
SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

APPENDIX B: PLANTS AND WILDLIFE

Hidden Springs Observed Native Plants, Wetland Areas

Common name	Genus and species	Source
American licorice	*Glycyrrhiza lepidota*	2
Aster	*Aster sp.*	2
Baltic rush	*Juncus balticus*	2
Bedstraw	*Galium sp.*	2
Bigbract verbena	*Verbena bracteata*	2
Black cottonwood	*Populus trichocarpa*	2
Black hawthorn	*Crataegus douglasii*	2
Bluejoint reedgrass	*Calamagrostis canadensis*	1
Bulrush	*Scirpus microcarpus*	1
Canadian horseweed	*Conyza canadensis*	2
Cattail	*Typha latifolia*	2
Chairmaker's bulrush	*Scirpus americanus*	2
Cocklebur, rough	*Xanthium strumarium*	1
Corkscrew rush	*Juncus effusus*	1
Denseflower willowherb	*Epilobium densiflorum*	2
Duckweed, minor	*Lemna minor*	1
Field horsetail	*Equisetum arvense*	2
Foxtail barley	*Hordeum jubatum*	1
Fringed willowherb	*Epilobium ciliatum*	2
Great Basin wildrye	*Leymus cinereus*	3
Golden currant	*Ribes aureum*	2
Hardstem bulrush	*Scirpus acutus = Shoenoplectus acutus*	2
Lewis flax	*Linum lewisii*	2
Mannagrass	*Glyceria sp.*	2
Mexican water-fern	*Azolla mexicana*	2
Minor duckweed	*Lemna minor*	2
Narrowleaf sandbar willow	*Salix exigua*	2
Nettleleaf giant hyssop	*Agastache urticifolia*	2
Nodding beggartick	*Bidens cernua*	2
Pacific willow	*Salix lucida ssp. lasiandra*	2
Pale bulrush	*Scirpus pallidus*	2
Peachleaf willow	*Salix amygdaloides*	2
Plantain	*Plantago sp.*	1
Potentilla sp.	*Potentilla sp.*	2
Redosier dogwood	*Cornus sericea*	3
Scouring rush	*Equisetum hyemale*	1
Sedge	*Carex sp.*	2
Showy milkweed	*Asclepias speciosa*	2
Slender cinquefoil	*Potentilla gracilis*	2
Spikerush	*Eleocharis palustris*	2
Spotted ladysthumb	*Polygonum persicaria*	2
Tall evening primrose	*Oenothera hookeri*	2
Torrey's rush	*Juncus torreyi*	2
Water speedwell	*Veronica anagallis-aquatica*	2
Watson's willowherb	*Epilobium watsonii*	1
Witchgrass	*Panicum capillare*	2
Wooly sedge	*Carex lanuginosa*	2
Yarrow	*Achillea millefolium*	2
Yellow willow	*Salix lutea*	2

Source:
1. Tiedemann 1998
2. Utah State University 2007 Field Work
3. Local observation

Hidden Springs Observed Native Plants, Riparian Areas

Common name	Genus and species	Source
Alder	*Alnus sp.*	3
Arroyo willow	*Salix lasiolepis*	2
Aster	*Aster sp.*	2
Baltic rush	*Juncus balticus*	2
Black cottonwood	*Populus trichocarpa*	2
Black hawthorn	*Crateagus douglasii*	1
Bluebunch wheatgrass	*Pseudoroegneria spicata*	2
Blue elderberry	*Sambucus caerulea*	2
Bottlebrush squirreltail	*Elymus elymoides*	2
Blue camas	*Camassia quamash*	3
Curlycup gumweed	*Grindelia squarrosa*	2
False Solomon's Seal	*Smilacina stellata*	1
Fendler threeawn	*Aristida longiseta*	2
Fringed willowherb	*Epilobium ciliatum*	2
Golden currant	*Ribes aureum*	2
Gray's biscuitroot	*Lomatium grayi*	2
Hapiopappus	*Haplopappus sp.*	2
Largeflower triteleia	*Triteleia grandiflora*	2
MacKenzieana willow	*Salix rigida*	1
Menzies' fiddleneck	*Amsinckia retrorsa*	2
Narrowleaf goosefoot	*Chenopodium leptophyllum*	2
Nettleleaf giant hyssop	*Agastache urticifolia*	2
Netleaf hackberry	*Celtis reticulata*	2
Pacific willow	*Salix lucida ssp. lasiandra*	2
Peachleaf willow	*Salix amygdaloides*	2
Poison ivy	*Toxicodendron radicans*	2
Potentilla	*Potentilla gracilis*	2
Sand dropseed	*Sporobolus cryptandrus*	2
Sedge sp.	*Carex sp.*	2
Showy milkweed	*Asclepias speciosa*	2
Syringa	*Philadelphus lewisii*	2
Tarragon	*Artemisia dranounculus*	2
Water birch	*Betula occidentalis*	3
Water speedwell	*Veronica anagallis-aquatica*	2
Watson's willowherd	*Epilobium watsonii*	1
Western goldenrod	*Solidago occidentalis*	2
Western white clematis	*Clematis ligusticifolia*	2
White sagebrush	*Artemisia ludoviciana*	2
Woods rose	*Rosa woodsii*	2
Wooly sedge	*Carex lanuginosa*	2
Yarrow	*Achillea millefolium*	2
Yellow willow	*Salix lutea*	2

Source:
1. Tiedemann 1998
2. Utah State University 2007 Field Work
3. Local observation

Hidden Springs Observed Native Plants, Upland Areas

Common name	Genus and species	Source
Aase's onion	*Allium aaseae*	4
Antelope bitterbrush	*Purshia tridentata*	2
Arrowleaf balsamroot	*Balsamhoriza sagitata*	3
Arroyo willow	*Salix lasiolepis*	2
Basin big sagebrush	*Artemisia tridentata ssp. tridentata*	2
Bigflower agoseris	*Agoseris grandiflora*	2
Biscuitroot	*Lomatium foeniculaceum*	3
Bluebunch wheatgrass	*Pseudoroegneria spicata*	2
Blue columbine	*Aquilegia coerulea*	3
Chokecherry	*Prunus virginiana*	3
Curlycup gumweed	*Grindelia squarrosa*	2
Desert parsley	*Lomatium hibernatum*	3
Evening primrose	*Oenothera brachycarpa*	3
Fendler threeawn	*Aristida longiseta*	2
Golden currant	*Ribes aureum*	2
Goldenrod	*Solidago sp.*	2
Gray's biscuitroot	*Lomatium grayi*	2
Hackberry	*Celtis reticulata*	3
Hareleaf	*Lagophylla ramosissima*	2
Longleaf phlox	*Phlox longifolia*	3
Lupine	*Lupinus argenteus*	3
Menzies' fiddleneck	*Amsinckia retrorsa*	2
Mexican whorled milkweed	*Asclepias fascicularis*	2
Prairie star flower	*Lithophragma bulbifera*	3
Pursh's milkvetch	*Astragalus purshii*	3
Rough eyelashweed	*Blepharipappus scaber*	2
Rubber rabbitbrush	*Chrysothamnus nauseosus*	2
Sagebrush buttercup	*Ranunculus glaberrimus*	3
Salt rabbitbrush	*Chrysothamnus nauseosus ssp. consimilis*	2
Sandberg bluegrass	*Poa secunda*	2
Scarlet gilia	*Ipomopsis aggregata*	3
Squirreltail	*Elymus elymoides*	2
Sulpherflower buckwheat	*Eriogonum umbellatum*	3
Sunflower	*Helianthus annuus*	2
Tall annual willowherb	*Epilobium brachycarpum*	2
Western stoneseed	*Lithospermum ruderale*	2
Woods rose	*Rosa woodsii*	2
Yarrow	*Achillea millefolium*	2

Source:
1 Tiedemann 1998
2. Utah State University 2007 Field Work
3. Local observation
4. Kovalyak 1994

Boise Foothills Wildlife

Common Name	*Genus and Species*
Large Mammals	
Black bear	*Ursus americanus*
Coyote	*Canis latrans*
Red fox	*Vulpes fulva*
Mountain lion	*Felis concolor*
Bobcat	*Lynx rufus*
Rocky Mountain elk	*Cervus elaphus*
Mule deer	*Odocoileus hemionus*
Small Mammals	
Badger	*Taxidea taxus*
Silver-haired bat	*Lasionycteris noctivagans*
Hoary bat	*Lasiurus cinereus*
Big brown bat	*Eptesicus fuscus*
Western big-eared bat	*Plecotus townsendi*
Beaver	*Castor canadensis*
Forest chipmunk	*Eutamias minimus*
Yellow pine chipmunk	*Eutamias amoenus*
Northern pocket gopher	*Thomomys talpoides*
Yellowbelly marmot	*Marmota flavivenetris*
Mink	*Mustela vison*
California myotis	*Myotis californicus*
Long-eared myotis	*Myotis evotis*
Little brown myotis	*Myotis lucifugus*
Small-footed myotis	*Myotis subulatus*
Yuma myotis	*Myotis yumanensis*
Porcupine	*Erethizon dorsatum*
Raccoon	*Procyon lotor*
Masked shrew	*Sorex cinereus*
Dusky shrew	*Sorex obscurus*
Northern water shrew	*Sorex palustris*
Vagrant shrew	*Sorex vagrans*
Spotted skunk	*Spilogale putorius*
Striped skunk	*Mephitis mephitis*
Townsend ground squirrel	*Citellus townsendi*
Golden-mantled squirrel	*Citellus lateralis*
Fox squirrel	*Sciurus niger*
Great Basin pocket mouse	*Perognathus parvus*
Ord's kangaroo rat	*Dipodomys ordi*
Mountain vole	*Microtus montanus*
Western harvest mouse	*Reithrodontomys megalotis*
Deer mouse	*Peromyscus maniculatus*
Desert woodrat	*Neotoma lepida*
Meadow vole	*Microtus pennsylvanicus*
Richardson vole	*Microtus richardsoni*
House mouse	*Mus musculus*
Snowshoe hare	*Lepus americanus*
Black-tailed jackrabbit	*Lepus californicus*
Mountain cottontail	*Sylvilagus nuttalli*
Short-tailed weasel	*Mustela erminea*
Long-tailed weasel	*Mustela frenata*

Amphibians

Long-toed salamander	*Ambystoma macrodactylum*
Pacific tree frog	*Hyla regilla*
Striped chorus frog	*Pseudacris triseriata*
Bullfrog	*Rana catesbiana*
Great Basin spadefoot toad	*Spea intermontanus*

Reptiles

Mohave black-collared lizard	*Crotaphytes bicinctores*
Western skink	*Eumeces skiltonianus*
Longnose leopard lizard	*Gambelia wislizenii*
Short-horned lizard	*Phymosoma douglassi*
Sagebrush lizard	*Sceloporus graciosus*
Western fence lizard	*Sceloporus occidentalis*
Side-blotched lizard	*Uta stansburiana*
Rubber boa	*Charina bottae*
Western whiptail	*Cnemidophorus tigris*
Racer	*Coulber constrictor*
Western rattlesnake	*Crotalus viridus*
Ringneck snake	*Diadophis punctatus*
Striped whipsnake	*Masticophis taeniatus*
Gopher snake	*Pituophis melanoleucus*
Wandering garter snake	*Thamnophis elegans vagrans*
Common garter snake	*Thamnophis sittalis*

Fish

Bluegill	*Lepomis macrochirus*
Trout	*Oncorynchus sp.*
Sculpin	*Cottus sp.*
Sunfish	*Centrarchidae*
Dace	*Rhinichthys sp.*
Mountain Whitefish	*Prosopium williamsoni*

Boise Foothills Birds

Waterfowl and Marsh Birds	
Great blue heron	*Ardea herodias*
Mallard	*Anas platyrhynochos*
Cinnamon teal	*Anas cyanoptera*
Ring-billed gull	*Larus delawarensis*
California gull	*Larus californicus*
American coot	*Fulica Americana*
Virginia rail	*Rallus limicola*
Shorebirds	
Killdeer	*Charadrius vociferous*
Spotted sandpiper	*Actitis macularia*
Common snipe	*Gallinago gallinago*
Birds of Prey	
Northern harrier	*Circus cyaneus*
Sharp-shinned hawk	*Accipiter striatus*
Cooper's hawk	*Accipiter cooperii*
Red-tailed hawk	*Buteo jamaicensis*
American kestrel	*Falco sparverius*
Prairie falcon	*Falco mexicanus*
Common barn owl	*Tyto alba*
Western screech owl	*Otus kennicottii*
Great horned owl	*Bubo virginianus*
Northern pygmy owl	*Glaucidium gnoma*
Long-eared owl	*Asio otus*
Northern saw-whet owl	*Aegolius acadicus*
Common nighthawk	*Chordeiles minor*
Turkey vulture	*Cathartes aura*
Fowl-Like Birds	
Gray partridge	*Perdix perdix*
Ring-necked pheasant	*Phasianus colchicus*
California quail	*Callipepla californica*
Songbirds	
Olive-sided flycatcher	*Contopus borealis*
Western wood pewee	*Contopus sordidulus*
Willow flycatcher	*Empidonax traill*
Say's phoebe	*Sayornis saya*
Western kingbird	*Tyrannus verticalis*
Eastern kingbird	*Tyrannus tyrannus*
Tree swallow	*Tachycinata bicolor*
Violet-green swallow	*Tachycineta thalassina*
Northern rough-winged swallow	*Stelgidopteryx serripennis*
Bank swallow	*Riparia riparia*
Cliff swallow	*Hirunda pyrronota*
Barn swallow	*Hirunda rustica*
Steller's jay	*Cyanocitta stelleri*
Blue jay	*Cyanocitta cristata*
Clark's nutcracker	*Nucifraga columbiana*
Black-billed magpie	*Pica pica*
American crow	*Corvus brachyrhynchos*

Common raven	*Corvus corax*
Bluejay	*Cyanocitta cristata*
Black-capped chickadee	*Parus atricapillus*
Mountain chickadee	*Parus gambeli*
Red-breasted nuthatch	*Sitta canadensis*
White-breasted nuthatch	*Sitta carolinensis*
Brown creeper	*Certhia americana*
Rock wren	*Salpinctes obsoletus*
House wren	*Troglodytes sedon*
Winter wren	*Troglodytes troglodytes*
Marsh wren	*Cisthohorus palustris*
Golden-crowned kinglet	*Regulus satrapa*
Ruby-crowned kinglet	*Regulus calendula*
Blue-gray gnatcatcher	*Polioptila caerulea*
Townsend's solitaire	*Myadestes townsendi*
American robin	*Turdus migratorius*
Sage thrasher	*Oreoscoptes montanus*
Bohemian waxwing	*Bombycilla garrulous*
Cedar waxwing	*Bombycilla cedrorum*
Northern shrike	*Lanius excubitor*
Loggerhead shrike	*Lanius ludovicianus*
European starling	*Sturnus vulgaris*
Solitary vireo	*Vireo solitarius*
Warbling vireo	*Vireo gilvus*
Orange-crowned warbler	*Vermivora celata*
Nashville warbler	*Vermivora ruficapilla*
Yellow warbler	*Dendroica peyechia*
Yellow-rumped warbler	*Dendroica coronata*
MacGillivray's warbler	*Oporornis tolmiei*
Wilson's warbler	*Wilsonia pusilla*
Yellow-breasted chat	*Icteria virens*
Western tanager	*Piranga ludoviciana*
Black-headed grosbeak	*Pheucticus melanocephalus*
Lazuli bunting	*Passerina amoena*
Rufous-sided towhee	*Pipilo erythrophthalmus*
American tree sparrow	*Spizella arborea*
Chipping sparrow	*Spizella passerina*
Lark sparrow	*Chondestes grammacus*
Fox sparrow	*Passerella iliaca*
Song sparrow	*Melospiza melodia*
White-crowned sparrow	*Zonotrichia leucophrys*
Harris sparrow	*Zonotrichia querula*
Dark-eyed junco	*Junco hyemalis*
Red-winged blackbird	*Agelaius phoeniceus*
Western meadowlark	*Sturnella neglecta*
Yellow-headed blackbird	*Xanthocephalus xanthocephalus*
Brewer's blackbird	*Euphagus cyanocephalus*
Brown-headed cowbird	*Molothrus ater*
Northern oriole	*Icterus galbula*
Cassin's finch	*Carpodacus cassinii*
House finch	*Carpodacus mexicanus*
Red crossbill	*Loxia curvirostra*
Pine siskin	*Carduelis pinus*
American goldfinch	*Carduelis tristis*
Evening grosbeak	*Coccothraustes vespertinus*
House sparrow	*Passer domesticus*

Other Land Birds

Belted kingfisher	*Ceryle alcyon*
Rock dove	*Columba livia*
Mourning dove	*Zenaida macroura*
Black-chinned hummingbird	*Archilochus alexandri*
Anna's hummingbird	*Calypte anna*
Calliope hummingbird	*Stellula calliope*
Rufous hummingbird	*Selasphorus rufus*
Lewis' woodpecker	*Melanerpes lewis*
Red-naped sapsucker	*Sphyrapicus varius nuchalis*
Downy woodpecker	*Picoides pubescens*
Hairy woodpecker	*Picoides villosus*
Northern flicker	*Colaptes auratus*

~General Bird Groups~

Predatory Birds

Silhouette Types	Bird Types
	Eagles, Hawks, Falcons Owls and Vultures 

Song Birds - Perching Land Birds, Passerines

Perching land birds are the birds we know as song birds, flying from one perch to another. Many are hard to sort by shape.

Silhouette Types	Bird Types
	Blackbirds, Bluebirds, Chickadees, Creepers, Corvids, Larks, Nuthatches, Cardinals, Finches, Gnatcatchers, Grosbeaks, mockingbird, Meadowlark, Phoebes, Orioles, Pipits, Robins, Shrikes, Starlings, Vireos, Sparrows, Swallows, Tanagers, Thrushes, Thrashers, Tyrant, Flycatchers, Waxwings, Wagtails, Wrens and many more

Non-Passerine Land Birds

Silhouette Types	Bird Types
	Cuckoos, Hummingbirds, Kingfishers, Parrots, Swifts, Woodpeckers

Waterfowl

Most water birds seldom stray from the water. The group includes swimmers, wading birds and upland water birds.

Silhouette Types	Bird Types
	Ducks, Geese, Swans Loons, Grebes, Pelicans, Cormorants, Bitterns, Herons, Ibises, Shorebirds, Gulls, Terns, Rails, Coots and Cranes

Fowl-like Birds

Silhouette Types	Bird Types
	Doves, Grouse, Pheasants, Pigeons, Quails, Turkeys 

APPENDIX C. CURRANT CREEK CORRIDOR PLAN

CURRANT CREEK NATURAL AREA

Management Plan

HIDDEN SPRINGS, IDAHO

Hidden Springs Town Association

October 2007

Table of Contents

CURRANT CREEK NATURAL AREA
Management Plan

1.0 INTRODUCTION

Hidden Springs is a planned community on 1,844 acres in the Dry Creek Valley northwest of Boise, Idaho. It is owned by Developers of Hidden Springs, LLC. and administered by Hidden Springs Town Association, Inc. Development began on the property in 1997. That year, Hidden Springs assigned a Conservation Easement on undeveloped lands to Ada County (Instrument # 97014352, February 24, 1997). Presently 57% of Hidden Springs' acreage is subject to the terms of the Conservation Easement and is preserved as open space. As part of the conservation easement, Hidden Springs agreed to:

> "...preserve and protect the scenic, historic, scientific, educational, natural, agricultural, open space and water resource values of the Open Space Area..."

Currant Creek Natural Area is a creek corridor that lies within the Conservation Easement in the foothills above the Dry Creek Valley, north of Hidden Springs' 8th Addition (Map 1). The creek bisects the property from east to west, extending from just east of Cartwright Road to the western boundary of Hidden Springs. Ridge to Rivers holds a non-exclusive 18-foot-wide trail easement that passes through the eastern part of the Currant Creek corridor (Ada County Agreement # 04467, September 28, 1999).

Because of its high natural and recreational values, Currant Creek is planned for management and use as a natural area. This plan details the guidelines and goals for management of the Currant Creek Natural Area. It is a supplement to the Hidden Springs Open Space Management Plan (2004) to be revised in 2008.

2.0 PURPOSE AND IMPLEMENTATION

This Management Plan provides an integrated framework for balancing natural and cultural resource protection and recreational use within the Currant Creek Natural Area. Implementation of this Plan will provide a model for better integrating our natural and developed areas by protecting and restoring the natural open space of the Currant Creek corridor for the future.

The plan is implemented by the Hidden Springs Town Association through its Open Space Manager, with input from residents through the Hidden Springs Open Space

Current Creek cuts through the foothills north of Hidden Springs.

Current Creek drainage looking east.

Council. Other entities that may be involved in the management of the area from time to time include Ada County, which holds the Conservation Easement, and Ridge-to-Rivers, which manages the regional trail system that passes through the Natural Area.

3.0 ENVIRONMENTAL SETTING

3.1 GEOLOGY AND SOILS

Currant Creek lies in the Dry Creek watershed of the western Dry Creek Valley in the Boise foothills of southwestern Idaho, along the northeastern margin of the Western Snake River Plain physiographic province. To the northeast is the Idaho batholith underlying Bogus Basin ski area. The batholith forms a mountainous area uplifted to form the northeastern margin of the western Snake River Plain (Link 2002). The Boise foothills are composed of sandstone and lake beds formed on the edges and within Lake Idaho, a body of water that once covered a large portion of southwestern Idaho. Lakeshore and delta deposits include the Terteling Springs Formation (foothills areas north and south of Dry Creek) and Pierce Gulch Sand (foothills west of Dry Creek). After the ancestral lakes drained, the Boise River and associated drainages began downcutting through lake sediments.

Boise foothills soils are found on rolling to very steep hills. The combination of steep slopes and highly erosive granitic and sedimentary soils in the foothills makes the area extremely sensitive to rill and gully erosion (Spatial Dynamics 2000). Disturbance of vegetation and soil surface leads to erosion that can quickly change a small rill to a large gully with a heavy rain or snow. This kind of erosion reduces soil stability, watershed function and values, and ground water recharge potential. It can also impact riparian vegetation.

Vegetative cover and organic matter in the soil are major factors in reducing erosion potential. Vegetation holds the surface soils in place with roots, slows runoff, and reduces the chance of rill and gully erosion. Good plant growth increases the amount of organic matter in the soil, which also reduces erosion potential. Areas where vegetation has been affected by vehicles or other recreational activities are susceptible to erosion.

Several areas of the foothills are also susceptible to landslides and slope failures. Sedimentary materials underlying the western foothills can be subject to slope failure under certain conditions. A slope angle of 14 degrees (slope grade of 25%) or greater appears to be the critical slope on which landslides may occur in the foothills (Spatial Dynamics 2000). A large slide area is visible to the north of the Currant Creek corridor.

A sizable basalt lava flow is found north of Dry Creek and west of Bogus Basin Road. These rock outcrops provide scenic value and unique wildlife habitat. Several faults also underlie the foothills.

3.2 HYDROLOGY

The foothills watershed of the Boise River comprises ephemeral and intermittent

streams with a few larger perennial streams, such as Dry Creek, that support minor irrigation diversions and healthy riparian zones (Spatial Dynamics 2000). The headwaters of Dry Creek are located at an elevation of 2,100 meters in the hills of the Boise Front. The perennial creek flows south to southwest from its origin to its confluence with the Boise River west of the city of Boise, Idaho. At Dry Creek's confluence with Spring Valley Creek, Dry Creek drains approximately 14,000 acres of land, and incorporates the flow from Currant Creek, Thorn Gulch Creek, McFarland Creek, Shingle Creek, and Daniel's Creek.

Currant Creek is an intermittent tributary that originates northeast of Hidden Springs in Boise County. From there it flows west/ southwest to enter Dry Creek northwest of Hidden Springs.

3.3 CLIMATE

The climate in northern Ada County is generally dry and temperate, with sunny, dry and warm summers, and cloudy/foggy, moderately cold winters. Record summer high temperatures have reached 109 to 111 degrees Fahrenheit (F), but 90 degrees F is the norm. In winter, temperatures below freezing are common with the record low of -25 degrees F occurring in December 1990. Temperature and precipitation vary across the Dry Creek watershed, but generally precipitation increases with elevation from under 12 inches per year on the valley floor to 20 inches per year at the Boise Ridge, while daily temperatures decrease with elevation (Spatial Dynamics 2000). Average annual precipitation totals approximately six inches of rainfall and six inches of snowfall (normal annual precipitation totals 13.71 inches). Average relative humidity is 41%.

3.4 FLORA

The Currant Creek corridor comprises two major plant communities: upland shrub and riparian. Upland shrub communities are found on the slopes adjacent to the creek, and riparian communities are associated with the creek.

3.4.1 Upland Shrub

Sagebrush and bitterbrush upland shrub communities are prevalent on the granitic soils of the Currant Creek area. The mixed shrub /grassland complex includes big sagebrush (*Artemisia tridentata*), bitterbrush (*Purshia tridentata*), rabbitbrush (*Chrysothamnus nauseosus*), hackberry (*Celtis reticulata*) and syringa (*Philadelphus lewisii*). Grasses include bluebunch wheatgrass (*Agropyron spicatum*), Great Basin wildrye (*Elymus cinereus*), three-awn grass (*Artemisia longiseta*), and cheatgrass (*Bromus tectorum*).

Forbs (perennial herbs with broader leaves than grasses) found in the Currant Creek corridor include arrowleaf balsamroot (*Balsamorhiza sagittata*), western yarrow (*Achillea millefolium*), sulphur flower buckwheat (*Eriogonum umbellatum*), biscuitroot (*Lomatium spp.*), Pursh's milkvetch (*Astragalus purshii*), longleaf phlox (*Phlox longifolia*), sagebrush buttercup (*Ranunculus glaberrimus*), evening primrose (*Oenothera sp.*), lupine (*Lupinus sp.*), common fiddleneck (*Amsinckia sp.*), sego lily (*Calochortus sp.*)
and wild hyacinth (*Brodiaea douglasii*) among many others.

Wild hyacinth along Currant Creek (photo by Steve Brune).

Longleaf Phlox near Currant Creek (photo by Steve Brune).

Arrowleaf balsamroot and lupine above Currant Creek.

Evening Primrose above Currant Creek (photo by Steve Brune).

Big sagebrush is a native evergreen shrub in the sunflower family that normally grows to about 4 feet tall. It flowers between August and September and produces seeds in late fall. It grows on many different types of sites and is adapted to a wide range of soils. Hundreds of birds and mammals rely on sagebrush habitat. Pronghorn, deer and elk browse sagebrush, especially in the winter. Big sagebrush contains high levels of protein and is highly digestible for these animals. Other species that rely on sagebrush include the pygmy rabbit, burrowing owl, spotted bat, white-tailed prairie dog and Great Basin pocket mouse. Native peoples used it to make sandals, as well as for medicinal, spiritual and other uses.

Bitterbrush is a native evergreen shrub in the rose family that is commonly between 3 and 9 feet tall. It flowers from April to August with bright yellow flowers along the outer branches. Bitterbrush occupies the coolest, wettest slopes and prefers well-drained, rocky or sandy soils. It is important browse for grazing wildlife, primarily as a fall or winter forage. The seeds are relatively large and sought by rodents. Traditionally, bitterbrush had many medicinal uses among Native Americans. Some tribes chewed the leaves to bring good luck during hunting. The Shoshone used bitterbrush as a poultice for skin problems and as a general tonic. The outer seed coat was used to produce a purple dye to stain items made of wood.

Hackberry grows in a variety of habitats including mountain shrub and deciduous riparian woodlands. The Currant Creek drainage includes several very large old hackberry trees in upland settings above the creek. Growth varies from a tree form to a gnarled shrub with multiple stems. Hackberry provides cover and food for a variety of wildlife species. Its fruits are important for birds during winter, and its leaves and twigs are browsed by deer and elk (DeBolt 1995). The fruit ripens in September and October. Native Americans used common hackberry for medicinal, food, and ceremonial purposes.

Rabbitbrush is a 12 to 90-inch tall shrub with yellowish flowers from June to September, and reproduces from seeds and root sprouts. It is found on sunny, open sites in a wide variety of habitats including the foothills of Currant Creek. It is cold hardy, and tolerant of moisture and salt stress. Rabbitbrush leaves and stems are covered with a felt-like layer that insulates the plant and reduces transpiration in arid environments. Wildlife forage only lightly on this plant during the summer, but winter use can be heavy in some locations. Fall use is variable, but flowers are often used by wildlife. Dense stands of rabbitbrush may indicate abandoned agricultural land.

Syringa, also known as mock orange, is Idaho's state flower. This shrub blooms in June, with masses of flowers that smell like orange blossoms. The shrub is rounded and grows to about 6 feet high. Its long stems are red when new and turn gray with age. It prefers slightly rocky habitats, is drought-tolerant and will grow in poor soils. Syringa provides limited winter forage for deer and elk, although it is not a preferred plant. Quail and squirrels eat the seeds, and the dense shrub habitat provides good cover for wildlife. Native Americans used syringa for a variety of purposes including making hunting and fishing tools, snowshoes, pipes, and furniture. The leaves and bark, contain saponins and were mixed with water to make a mild soap.

Introduced species include a few isolated Siberian elm trees (*Ulmus pumula*), various weedy species and some Idaho listed noxious weeds (see Section 3.4.6). Siberian elm was introduced to the U.S. in the 1860s for its hardiness and fast growth in a variety of settings.

3.4.2 Riparian

Riparian plant communities are associated with perennial and intermittent streams in the foothills. Riparian zones in the mid- to upper elevations generally do not have a tree canopy, but are dominated by willows and shrubs (Spatial Dynamics 2000). Within the narrow riparian zone of Currant Creek, the vegetation is dominated by large woody shrubs and shrubby trees including willows (*Salix spp.*), black hawthorn (*Crataegus douglasii*), chokecherry (*Prunus virginiana*), blackberries (*Rubus sp.*), Wood's rose (*Rosa woodsii*) and golden currant (*Ribes aureum*). Forbs include blue camas (*Camassia quamash*), False Solomon's Seal (*Smilacina stellata*), Western white clematis (*Clematis ligusticafolia*), and poison ivy (*Toxicodendron radicans*) among others.

Black hawthorn is a deciduous native plant that grows as a small tree or thicket-forming shrub with sharp spines up to one inch long. It has very dark blue berries. The leaves turn deep crimson to purple-red in fall. Among other locations, it can be found in dry to moist areas along streams in well-drained, sandy or gravelly soils. Black hawthorn provides abundant food and cover for wildlife species. Bird use is heaviest during the nesting/brooding season, and when fruit ripens.

Chokecherry is a leafy shrub or small tree that can grow up to 25 feet tall. The shiny, green leaves are elliptic, with a fine, toothed margin. Small, whitish flowers cluster at the ends of leafy branches. The flowers develop into dark purple or black berries. These plants prefer sunny, moist sites, especially along stream or river courses, seeps, and canyons or well-drained sandy soils of hillsides. Chokecherry is an important wildlife food plant and provides habitat, watershed protection, and species diversity. Fruits, leaves, and twigs are by coyotes, pronghorn, elk, and deer and small mammals. The fruits are important for many birds. However, chokecherry is toxic to horses and other livestock. Native Americans used a bark extract for diarrhea and the fruits to treat canker sores and cold sores. The Paiute people made a medicinal tea from the leaves and twigs to treat colds and rheumatism, and used the wood for arrows, bows, and pipe stems.

Blackberries are spreading or trailing shrubs that grow in dense, impenetrable thickets. Some species of blackberries are invasive in the moister more temperate parts of the northwest. Blackberry provides food and cover for many mammals and birds. Deer, elk, rabbits, porcupines, beavers consume leaves, buds, and twigs. Many species consume the fruits and some rely on the thickets for escape and reproductive cover.

Wood's Rose

Wood's rose is an erect, trailing or climbing shrub 1 to 6 feet tall. The flowers are red or pink in color. The fruit is orange. Wood's rose is abundant in moist sites of dry habitats, especially along riverbanks, canyons and open woods of lowlands and foothills. Wood's rose hips remain on the plant through much of the winter. Many birds and mammals are sustained by the dry fruits

when the ground is covered with snow.

Golden Currant

The plant is browsed by big game from spring through fall, including moderate use by mule deer and elk. Game strongly prefer this shrub in the spring when the leaves appear. Porcupines and beavers also browse the leaves. Rose hips are favored by squirrels and are sometimes eaten by coyotes. The dense thickets formed by Wood's rose along stream courses are used for nesting and escape cover by many birds and small mammals.

Golden currant is a 4 to 6 foot-tall shrub common to sheltered or slightly moist sites in the foothills. Its odorless yellow flowers bloom in March and April, and are followed in summer by orange to red-colored edible fruits that are sought after by a variety of birds and other wildlife. The fruit is a round orange to yellowish berry about 1/4" in diameter. It is a member of the gooseberry family.

3.4.5 Rare Plants

A rare plant inventory of what is now Hidden Springs (Kordiyak 1994) identified several populations of Aase's onion (*Allium aasae*). None of these is within the Currant Creek Corridor.

3.4.6 Idaho Listed Noxious Weeds

Species of Idaho listed noxious weeds identified in the Currant Creek corridor include hoary cress or whitetop (*Cardaria draba*), poison hemlock (*Conium maculatum*) and rush skeletonweed (*Chondrilla juncea*). Less desirable plants, though not listed as noxious weeds, include cheatgrass (*Bromus tectorum*) and Medusahead (*Taeniatherum caput-medusa*).

3.5 FAUNA

The foothills ecosystem supports diverse wildlife including wintering populations of mule deer *(Odocoileus hemionus)* and elk *(Cervus elaphus)*, migrating raptors and neotropical birds, and several special status species (Spatial Dynamics 2000). Higher quality riparian areas in the longer and deeper foothills gulches that support year-round stream flows during most years are especially important to wildlife. These gulches support large riparian zones and contain water through much of the year. A small number of mule deer are year-round residents of the foothills. Mule deer feed on succulent, easily digestible forage such as cheatgrass.

A smaller population of Rocky Mountain elk also depends on the foothills. The elk primarily use the foothills during the winter, but the number of year-round residents is increasing. Foothills winter elk population densities range from 1 to 70 elk per square mile. Elk densities are highest in the western foothills, including in the foothills north of

the Dry Creek valley. Elk feed on perennial grasses not readily used by mule deer because the elk digestive system is better adapted to rougher forage.

Other large mammals include whitetail deer *(Odocoileus virginanus)*, mountain lion *(Felis concolor)*, and pronghorn *(Antilocapra americana)*. Mid-sized foothills mammals include bobcat *(Lynx rufus)*, coyote *(Canis latrans)*, muskrat *(Ondatra zibethicus)*, racoon *(Procyon lotor)*, weasel and mink *(Mustela sp.)*, skunk *(Mephitis mephitis)*, badger *(Taxidea taxus)*, red fox *(Vulpes vulpes)*, porcupine *(Erethizon dorsatum)*, and beaver *(Castor canadensis)*. Small mammals include squirrel *(Spermophilus sp.)*, yellow-bellied marmot *(Marmota flaviventris)*, hare *(Lepus sp.)*, rabbit *(Sylvilagus nuttalli)*, mice *(Peromyscus sp.)*, pocket gopher *(Thomomys sp.)*, vole *(Microtus sp.)*, shrew *(Sorex sp)*, and bat *(Myotis sp.)* (Spatial Dynamics 2000).

A wide range of birds are found in the area. Raptors include harriers *(Circus cyaneus)*, hawks *(Accipiter and Buteo)*, falcons *(Falco sp.)*, golden eagles *(Aquila chrysaetos)*, kestrels *(Falco sparverius)* and a variety of owls, including Great Horned owls *(Bubo virginianus)*, barn owls *(Tyto alba)* and screech owls *(Megascops kennicottii)*. Upland game birds include quail *(Callipepla californica)*, dove *(Zenaida macroura)*, chukar (Alectoris chukar), and pheasant *(Phasianus colchicus)*. Quail are present throughout the foothills, particularly in urbanized areas. Chukars inhabit rocky areas and side hills. Approximately 203 species of birds use the foothills at various times of the year (Spatial Dynamics 2000).

The foothills also support a variety of amphibians and reptiles. Amphibians depend directly upon riparian areas for food, cover, and a place to breed and hibernate. Some only use the wetlands for one part of their life cycle, and then move to other habitats. Reptiles are directly dependent on the water, upland shrub and grass, and woodlands for habitat.

3.6.1 Sensitive Species

A number of sensitive wildlife species are known in the Boise foothills in general, although these have not been identified within Hidden Springs. Bald eagles *(Haliaeetus leucocephalus)* are known to scavenge winter-killed carcasses of big game in the open sagebrush areas. Migrating ferruginous hawks and merlins can sometimes be found along the Boise Ridge. Flammulated owls *(Otus flammeolus)* are believed to nest in the foothills (Spatial Dynamics 2000). Turkey *(Meleagris gallopavo)* populations are associated with the upper coniferous and mountain shrub transition zones in the foothills. In the spring, long-billed curlews *(Numenius americanus)*, a species of special concern, migrate to the foothills area to nest. Townsend's big-eared bats *(Coryrorhinus townsendii)* roost in caves and rocky outcroppings. Other special status species sometimes found in the foothills include lesser goldfinch *(Carduelis psaltria)*, Merriam's shrew *(Sorex merriami)*, western small-footed myotis *(Myotis leibii)*, pallid bat *(Antrozous pallidus)*, and western ground snake *(Sonora semiannulata)* (Spatial Dynamics 2000).

4.0 HISTORICAL SETTING

Early native lifeways in the Dry Creek Valley have been documented by archaeologists extending back 5,000 years ago and probably earlier. Oral tradition among local residents recounts stories of Native Americans passing through the valley regularly and sometimes wintering there. It is likely that the Currant Creek drainage was also used for its food resources.

Euroamerican settlers came to the Dry Creek Valley and the adjacent foothills beginning with the Boise Basin gold discoveries in 1863. Dry Creek was centrally located near roads leading to the Boise Basin mines and to the Boise Army barracks. The creek and springs provided water for stock and crops. However, the drier foothills north of Dry Creek, such as the Currant Creek area, were not homesteaded until the early 1900s.

The homestead that included Currant Creek where it flows through Hidden Springs was patented in 1916 by Matthew T. McCandless. Eventually the land came under the ownership of Frank Parsons and was incorporated into the larger Dry Creek ranch. In the 1940s, Parsons' wife sold his holdings to John and Earl Dechambeau of Eagle.

5.0 MANAGEMENT PROGRAM

Riparian zones or areas are the narrow strips of land that border creeks, rivers or other bodies of water. Because of their proximity to water, plant species and topography of riparian zones differ considerably from those of adjacent uplands. Although riparian zones may occupy only a small percentage of the area of a watershed, they represent an extremely important component of the overall landscape.

Hidden Springs shares the national goal for the management of natural riparian areas. This goal is expressed as "no net loss," which means protection of existing riparian functions and restoration of degraded functions. This protection goal includes buffering riparian areas from direct human pressures and maintaining important natural processes that operate from the outside and that may be altered by human activities. Management toward this goal emphasizes long-term sustenance of historical, natural riparian functions and values.

The vegetation in a healthy riparian system filters out sediment, forms productive wet meadows and floodplains, and reduces sedimentation of reservoirs. Riparian areas in good condition slowly release water to stream channels, thus improving seasonal water quantity and quality. They also stabilize the water table and water to be recharged, and assist in the beneficial recycling process of accumulated nutrients.

Management of the Currant Creek corridor requires consideration of the values held by the community for the system, an understanding of what constitutes a healthy riparian system, and an understanding of potential human and domestic animal impacts to the system.

5.1 What are the Community Values for the Currant Creek Corridor?

Riparian values are the benefits they provide to the environment or to people, whether ecological, social, aesthetic, or economic. What is valuable and important to one person may not be valuable to another. Values assigned to riparian functions may change over time as society's perceptions and priorities change. The values that benefit society as a whole tend to change slowly. The values assigned by individuals or small groups are arbitrary and often subject to rapid and frequent changes that may conflict. Communities may have to choose among riparian functions that benefit individuals or small groups, that are of value to most of society, or that are important to the maintenance of the riparian area itself (Novitsky et al 1997). For the purposes of this plan and the Hidden Springs community, the values of the Currant Creek Natural Area are:

- **Ecological.** Preserve and enhance the riparian zone and wildlife habitat functions.
- **Aesthetic.** Preserve the riparian zone as a natural area by minimizing development and enhancements.
- **Recreational.** Retain non-motorized recreational access for pedestrians and bicyclists though minimally developed trails.
- **Historic.** Preserve significant historic or archaeological resources if any are identified in the creek corridor.

5.2 What is a Healthy Riparian System?

A healthy, functioning riparian area and associated uplands dramatically increase benefits such as fish and wildlife habitat, erosion control, forage, late season streamflow, and water quality. Management decisions must be designed with these processes in mind. Characteristics of healthy riparian areas include:

- Diverse native vegetation and root systems that protect streambanks and shade the water.
- Elevated water table and saturated zone, and increased subsurface water storage.
- Increased summer streamflows.
- Cooler water in summer, icing in winter.
- Good habitat for fish and other aquatic organisms.
- Good habitat for wildlife.
- Increased potential for nutrient recycling.

5.3 How is a Riparian System Affected?

Protecting a riparian area's existing functions involves minimizing the human-induced changes affecting the natural forces that shape and sustain it. Pressures created by human activities can include:

- Impacts from recreational wheeled and motorized vehicles.
- Impacts from adjacent property owners such as the dumping of yard wastes.
- Trampling, soil compaction, and waste from domesticated animals such as dogs.
- Pest control and other chemical treatments.

- Pedestrian access.
- Mowing or landscaping.

Other pressures that affect riparian area functions operate less directly and may be less apparent. These can include:

- Changes in water drainage from ditch-digging, impoundment, redirecting water flow, groundwater withdrawal or stream channelization.
- Increased sediment, organic matter, metals, or other water pollutants.
- Changes to physical characteristics of the water such as temperature, dissolved oxygen, clarity, and pH.
- Nuisance and exotic plant and animal species.
- Loss of sensitive plant and animal species due to changes in adjacent land uses.
- Loss of surrounding habitat for species that also require upland habitat.
- 'Edge effect' changes in plant and animal species due to changes in light, temperature and moisture, or from noise or pesticide drift.

Potential impacts to the Current Creek corridor could include erosion, channel blockage, poor water quality, inappropriate trail use, and inappropriate use by domestic animals.

Erosion

Streambank erosion can be the result of reduced vegetation along the creek. This can be caused by the dumping of leaves, grass clippings, and other yard refuse along the creek, which can kill existing vegetation and its stabilizing roots. When combined with an increase in runoff, the bank soils become unstable and begin to erode into the water. Loss of land eventually occurs as more of the bank erodes.

Erosion can be limited by planting native vegetation on bare bank areas. A buffer strip of 20 feet of dense, natural vegetation should be allowed to grow along the creek edge to filter pollutants and stabilize the bank.

Channel Blockage

To avoid channel blockage, the creek must be regularly checked for fallen branches, limbs and other debris that may block water flow. While natural accumulations of woody debris are good for habitat, excessive debris should be removed to avoid blockages.

Poor Water Quality

Poor water quality can result from yard chemicals, fertilizers and animal waste from nearby residences and trail users seeping into the creek. Waste washed into the creek causes water quality problems related to excessive nutrient and organic loadings, as well as chemical effects.

Inappropriate Trail Use

Off trail use, use of trails under wet conditions and use of trails by motorized vehicles can all contribute to the degradation of the trails and the watershed. Trails and roads are often a significant source of erosion so it is important to provide regular maintenance. A healthy watershed can be maintained by using only the marked trails and avoiding steep, eroded trails. Many steep trails are not part of the designated system but may not be signed as