

Sep. 5, 2012 -- Property Transaction Proposal**Colorado Parks and Wildlife***La Plata Open Space Conservancy Fee Title Acquisition*

Dolores County

236 acres

5 miles west of Dove Creek and 40 miles northwest of Cortez

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.**Action Required**

Recommend support for the fee title acquisition of two parcels of land from the La Plata Open Space Conservancy (236 acres). There is no cost to purchase these parcels, but the purchase agreement includes a \$25,000 CF stewardship contribution to the La Plata Open Space Conservancy.

CDC Staff Questions

1. What access to the property is provided to MAPCO for maintenance and upkeep of the gas pipeline, and does this access negatively impact wildlife habitat or public use of the property?

According to Maggie Love who inspected and appraised the property, there is no MAPCO gas pipeline on the property.

Note: MAPCO provided the funding to LPOSC so it could purchase the property to make up for the loss of grouse habitat where the pipeline actually went through in eastern Dolores County. It is mitigation property.

2. What is the current status of the Gunnison sage-grouse population in the region?

The Dove Creek population, which is closest to this property, has been relatively stable since 2003, but it experienced a significant decline prior to that. Dove Creek is presently at 20% of the population target identified in the Rangewide Conservation Plan (RCP). The San Miguel population, also nearby, declined significantly through 2008, at which point it stabilized, and is presently at 33% of the RCP target. Additionally, Gunnison sage-grouse numbers have declined in all populations except the Gunnison Basin (see Male Lek Count Table on next page). Male lek counts are not population estimates, but they can be useful for assessing population changes over time.

Gunnison Sage-grouse high male counts

High Male Count

Population	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Cerro Summit/Cimarron/Sims Mesa	12	8	6	8	5	10	7	2	8	1	6	11
Crawford	28	42	24	26	39	41	23	20	16	4	9	20
Dove Creek	27	20	8	2	7	15	6	6	2	9	12	9
Gunnison Basin	712	617	500	498	971	1061	941	748	778	745	763	832
Pinon Mesa	31	27	25	29	34	31	25	24	16	15	13	11
Poncha Pass	3	9	7	8	9	9	5	5	4	3	4	3
San Miguel Basin	80	78	51	52	68	77	66	44	33	25	19	35
San Juan County, UT	47	35	30	31	33	24	44	44	37	18	21	21

Capital Development Committee

September, 2013—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire fee title to approximately 236 acres adjacent to the Coalbed Canyon SWA.		
General Information			
Name	LPOSC/Coalbed Canyon Addition		
Number of acres	236		
Location	Approximately 5 miles west of Dove Creek		
County	Dolores		
Costs / Source of Funding			
Purchase Price	\$0.00 for the Property	Funding Source*	
	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year		
	Line Item		
	Appropriation		
	Remaining Unexpended Balance		
Annual Monitoring and Operation Costs	\$500.00		
Development Costs	\$200.00		

Summary of Proposal

La Plata Open Space Conservancy (LPOSC) proposes to grant fee title to two (2) parcels of land to CPW without cost. However, it is requesting and there will be paid a \$25,000 stewardship contribution for general costs associated with LPOSC's conservation easement monitoring program. Those funds are available through a National Fish and Wildlife Foundation grant.

LPOSC acquired the southern parcel in 1998 for \$35,000 and the northern parcel in 1999 for \$71,550. MAPCO (a wholly-owned subsidiary of Delek US Holdings, Inc.) provided the funding as part of its mitigation plan to protect critical Gunnison sage-grouse habitat due to the installation of a gas pipeline through occupied grouse habitat. Colorado Division of Wildlife (DOW) was considered a potential Grantee of the property at the time, but limited staff resources precluded DOW from acting.

LPOSC no longer wishes to own and maintain the property and desires to grant it to CPW.

Current use of the property is wildlife habitat. Proposed future use of the property would be an addition to Coalbed Canyon SWA, also for wildlife habitat and public access purposes.

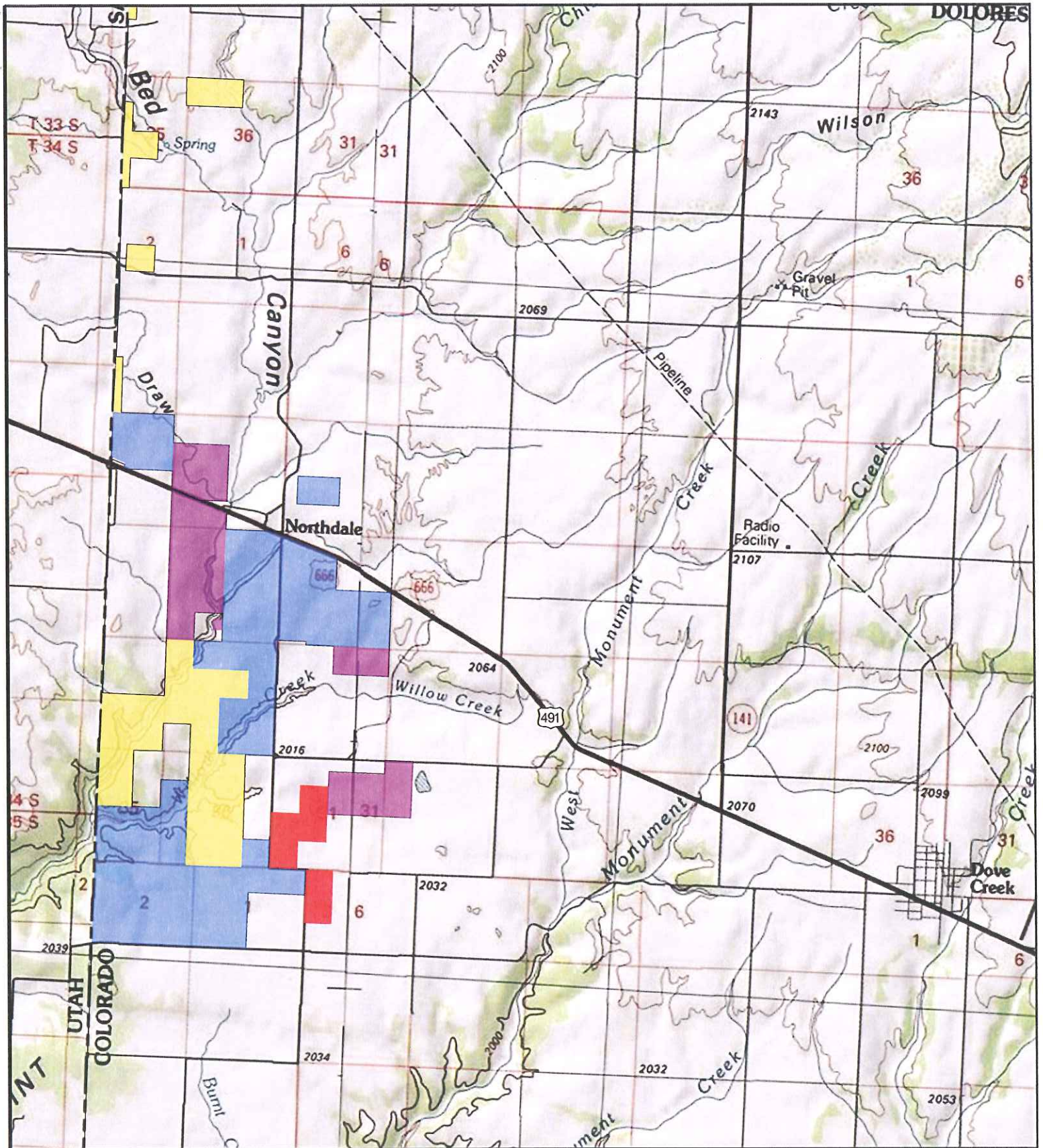
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Attachments:

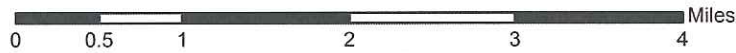
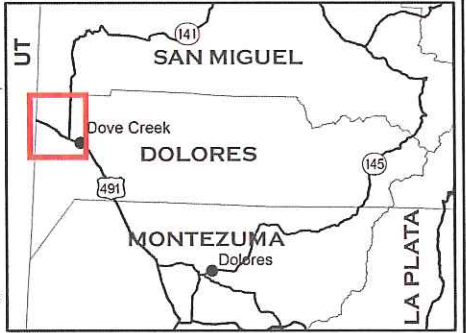
- Map
- Concurrence letters
- Three (3) comparables from appraisal



LPOSC/Coalbed Canyon SWA - Addition

- La Plata Open Space Conservancy (LPOSC) Parcel
- Coalbed Canyon SWA
- BLM
- CPW Conservation Easements
- Private

Ownership Information from COMaP V9



ELLEN S. ROBERTS

State Senator
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Durango, CO 81302
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**SENATE
STATE OF COLORADO
DENVER**

COMMITTEES
Member of:
Health and Human Services
Judiciary
Legal Services

Ranking Member of:
Local Government & Energy

Ms. Patt Dorsey, Area Wildlife Manager
Colorado Parks and Wildlife
151 E. 16th Street
Durango, CO 81301

July 2, 2012

**RE: LA PLATA OPEN SPACE CONSERVANCY'S DOLORES COUNTY PARCEL TRANSFER
TO COLORADO PARKS AND WILDLIFE**

Dear Patt:

I wish to offer my support La Plata Open Space Conservancy's transfer in fee-title, of approximately 240 acres in Dolores County to Colorado Parks and Wildlife (CPW). The parcel was acquired by La Plata Open Space Conservancy in 1993 as part of a mitigation plan funded by MAPCO to offset sage grouse habitat loss associated with installing a pipeline through occupied GuSG habitat.

It is my understanding that the La Plata Open Space Conservancy is no longer interested in managing the property for the benefit of Gunnison Sage Grouse. This property is adjacent to the existing Coalbed Canyon State Wildlife Area (SWA) and a CPW owned conservation easement (Orr SHA). These State properties were likewise acquired to protect important GuSG habitat. I understand that CPW would manage the La Plata Open Space Conservancy property as part of Coalbed Canyon SWA.

This acquisition benefits the State through a perpetual protection for Gunnison sage grouse within its historic range.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Roberts".

Senator Ellen Roberts
Colorado State Senate, District 6

Ms. Patt Dorsey, Area Wildlife Manager
Colorado Parks and Wildlife
151 E. 16th Street
Durango, CO 81301

21 June 2012

**RE: LA PLATA OPEN SPACE CONSERVANCY'S DOLORES COUNTY PARCEL TRANSFER
TO COLORADO PARKS AND WILDLIFE**

Dear Ms. Dorsey:

I wish to offer my support La Plata Open Space Conservancy's transfer in fee-title, of approximately 240 acres in Dolores County to Colorado Parks and Wildlife (CPW). The parcel was purchased by MAPCO as mitigation for Gunnison sage grouse habitat loss associated with installing a gas pipeline. The title was held by La Plata Open Space Conservancy, who is no longer interested in managing the property for the benefit of sage grouse.

The property is adjacent to the existing Coalbed Canyon State Wildlife Area (SWA) and a CPW owned conservation easement (Orr SHA). CPW would manage the La Plata Open Space Conservancy property as part of Coalbed Canyon SWA.

This acquisition benefits the State through a perpetual protection for Gunnison sage grouse within its historic range.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Coram", with a long horizontal flourish extending to the right.

Representative Don Coram
Colorado House of Representatives, House District 58



Board of County Commissioners

P.O. Box 608
Dove Creek, CO 81324
Phone: (970) 677-2383 Fax: (970) 677
dcdolocnty@fonce.net

July 16, 2012

Ms. Patt Dorsey, Area Wildlife Manager
Colorado Parks and Wildlife
151 E. 16th Street
Durango, Co 81301

RE: LA PLATA OPEN SPACE CONSERVANCY'S DOLORES COUNTY PARCEL TRANSFER TO COLORADO PARKS AND WILDLIFE

Dear Ms. Dorsey:

The Dolores County Board of County Commissioners understands the La Plata Open Space Conservancy's is requesting a transfer in fee-title, of approximately 240 acres in Dolores County to Colorado Parks and Wildlife (CPW). La Plata Open Space Conservancy is no longer interested in managing the property for the benefit of sage grouse.

The parcel was purchased by MAPCO to offset Gunnison sage grouse habitat loss associated with installing a gas pipeline and is adjacent to Coalbed Canyon State Wildlife Area (SWA). CPW would manage the La Plata Open Space Conservancy property, locally as part of Coalbed Canyon SWA.

Based on our understanding of this project, the Dolores County Board of County Commissioners concurs with this action.

Sincerely,

Douglas R. Stowe
Chairman of the Board of County Commissioners

LPOSC/Coalbed Canyon SWA Addition, 12-003-SW

Real Estate Comparables from Appraisal dated May 25, 2012

Sale No. 3

Date: 12/7/10

Size: 360 acres

Location: 5 miles northeast of Dove Creek

Description: rolling grass and shrubs

Sale Price: \$190,000

Price Per Acre: \$528

Sale No. 5

Date: 5/8/12

Size: 80 acres

Location: 6 miles northeast of Dove Creek

Description: rolling grass and shrubs

Sale Price: \$53,600

Price Per Acre: \$670

Sale No.6

Date: 3/20/08

Size: 226.01 acres

Location: 3 miles west of Dove Creek

Description: rolling grass one-half mile from electric, metal shop and shed

Sale Price: \$128,000

Price Per Acre: \$800