

Oct. 25, 2010 -- Property Transaction Proposa.

Division of Wildlife

New Beginnings Ranch Conservation Easement

San Miguel County

494 acres

About 17 miles south of Norwood

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

In the event that the [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's questions about the report are listed below.

Action Required

Recommend support for the acquisition of the New Beginnings Ranch conservation easement (\$552,000 CF for 494 acres).

CDC Staff Questions

1. Please provide an explanation for the funding source "GOCO with a Purpose." Staff is unfamiliar with this source of funds.

DOW Response: The phrase "GOCO with a Purpose" could not be found in the PTP, but "GOCO Wildlife Purpose" was found under the funding source. The phrase "GOCO Wildlife Purpose" is referring to the funds DOW receives from its annual investment plan to GOCO. The investment plan for the last 4-5 years has been about \$8.6M of which about \$1.6M is for land acquisition (easements/fee title). This is known as the Wildlife Purchase Quadrant in GOCO's funding grants. Separately, GOCO has awarded funds through a Legacy grant process which DOW has received millions of dollars from over the years. There are separate rules and criteria on the 2 different grants. DOW was trying to specifically identify the source based on these two granting opportunities. However, since both are GOCO grants in the future DOW can just indicate that the funds are from GOCO and not specifically from either grant.

2. What is the property's current use?

DOW Response: Privately-owned property that provides critical habitat for Gunnison sage-grouse and winter range for big game species, specifically deer and elk and a migration corridor for big game.

3. What is the planned future use of the property?

DOW Response: To conserve the property with a conservation easement that will insure the property's current use is continued in the future.

4. Please describe how the adjacent reservoir impacts use of the property by wildlife and the public.

DOW Response: Wildlife will benefit from and use both the private property (proposed for the conservation easement) and the State Wildlife Area (reservoir) while the public will have access only to the State Wildlife Area. The public will not have access to the private property.

Capital Development Committee

October, 2010—Property Transaction Proposal

Department of Natural Resources
Division of Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Wildlife Commission support for the Division of Wildlife's proposal to acquire a perpetual Conservation Easement.		
General Information			
Name	New Beginnings Ranch		
Number of acres	494		
Location	Approximately 17 miles south of Norwood.		
County	San Miguel		
Costs / Source of Funding			
Purchase Price	\$552,000.00	Funding Source	Funding GOCO Wildlife Purpose and Wildlife Cash -- 60:40 split between the two sources.
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	GOCO Wildlife Purpose	
	Grant	GOCO9150	
	Grant Amount	\$1,594,651	
	Remaining Unexpended Balance	\$654,082	
Wildlife Cash	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	10-11	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$4,496,565.34	
Annual Monitoring Costs	\$300.00	Funding for the monitoring of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. Amount is based on the cost of an average DWM and vehicle costs. It is projected that it will take one day to monitor this property.	

Summary of Proposal

Colorado Division of Wildlife (CDOW) will acquire a perpetual conservation easement on approximately 494 acres adjacent to the Dan Noble SWA, the Uncompahgre National Forest, State Trust lands and other private lands. The property provides critical habitat for breeding, nesting, brood-rearing and wintering Gunnison sage-grouse. A number of grouse from the

Q:\0-Real Estate Unit\PROJECT AUTHORITIES\Capital Development Committee documents\2010\10-25-2010\Cynthia's Working Folder\New Beginnings Ranch PTP.doc

Miramonte elk reside year-round on the property. It also provides an important migration corridor for elk and mule deer as well as connectivity for these and other species to the federal and state lands.

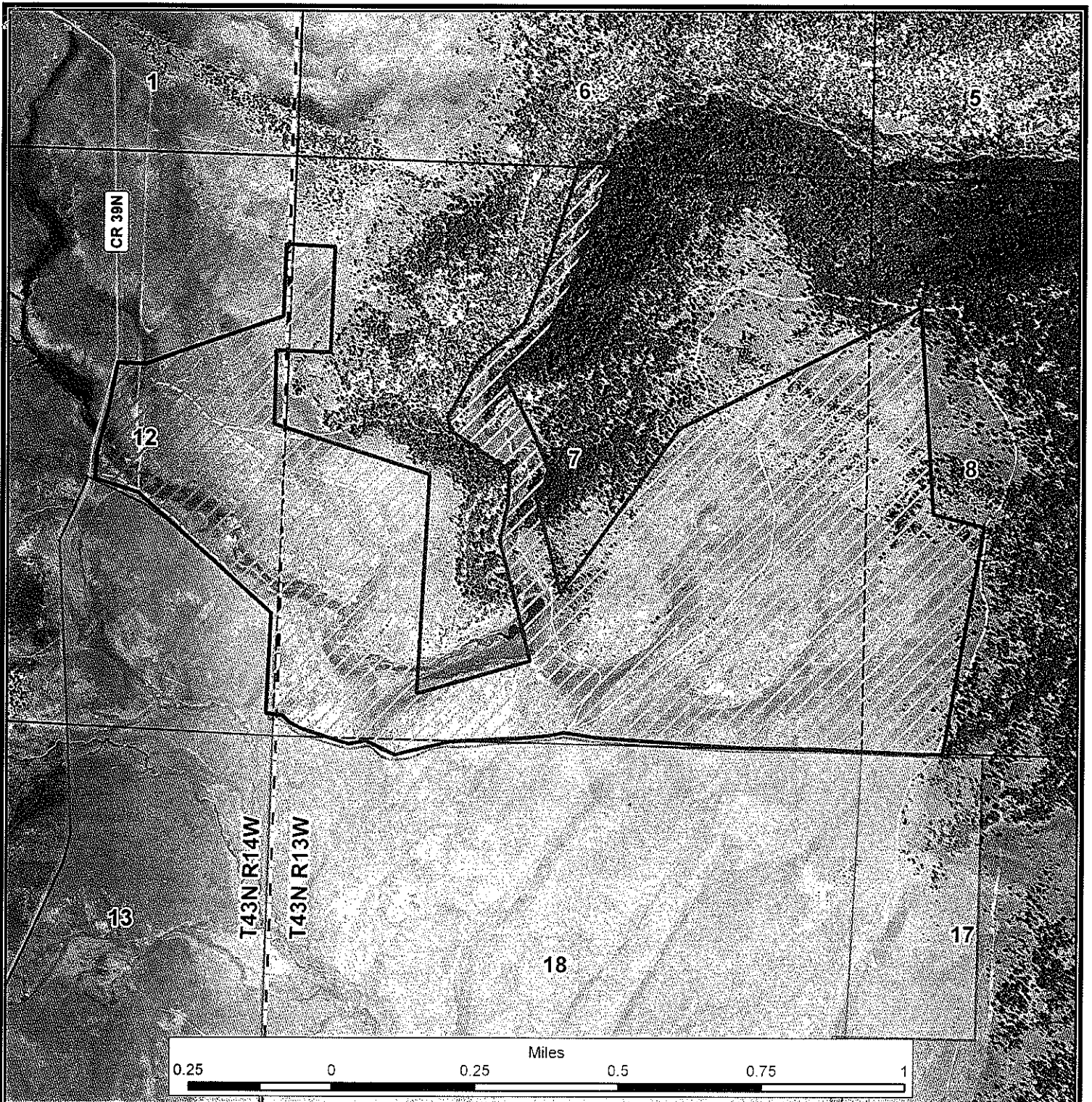
According to the map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to the map below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

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.



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

Attachments:

- Map
- Concurrence letters



**New Beginnings Ranch
Project #09-069-NW**

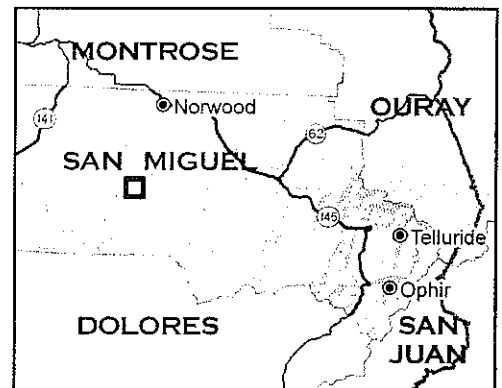
-  Dan Noble SWA
-  Easement Area



WildlifeGIS



Mapped By: Dawn Browne
CDOW Wildlife GIS Group
Projection: UTM, Zone 13
Datum: NAD 1983
Date: August 2010



STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE
AN EQUAL OPPORTUNITY EMPLOYER

Mark B. Konishi, Acting Director
6080 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192
wildlife.state.co.us



*For Wildlife-
For People*

San Miguel County Board of Commissioners
PO Box 1170
Telluride, CO 81435

2300 South Townsend Ave
Montrose, CO 81401

RE: New Beginnings Ranch Easement Purchase

August 4, 2010

Dear San Miguel County Commissioners,

The Division of Wildlife requests your support for legislative approval of a conservation easement now being proposed by the Colorado Division of Wildlife. The property in question is located in San Miguel County and Division of Wildlife procedures require a letter of concurrence from state and local officials prior to real estate actions being considered by either the Wildlife Commission, or the Capital Development Committee.

The proposed "New Beginnings Ranch" easement is located in San Miguel County, approximately 9 miles southwest of Norwood, near Miramonte Reservoir. This transaction would encumber approximately 450 acres of property. The primary purpose of this acquisition is to protect critical Gunnison sage-grouse habitat. A key feature of the property is that it lies directly adjacent to the Dan Noble State Wildlife Area and is integral to protecting key habitats on the wildlife area. This parcel also serves as a big game migration corridor and provides important spring/fall transition range. The easement purchase would not provide for any public access.

Funding for the proposal will be provided through the Division's "Colorado Wildlife Habitat Protection Program". The estimated purchase price will not exceed \$552,000 (\$1226/acre) and may be less based on the outcome of final negotiations. This would be a "bargain sale" transaction with the landowner donating an estimated \$138,000 in value.

The easement will be held and monitored by the Colorado Division of Wildlife and include stipulations that not only preserve open space, but incorporates additional protections for Gunnison sage-grouse and their habitats on the property.

Should each of you agree with this proposal, please sign on the lines provided below for your concurrence, and return this letter to the address above. If you have any questions or concerns regarding this proposal, I may be reached at 970-252-6000 or you may contact Jim Garner of the Wildlife Conservation Section at 970-252-6016.

DEPARTMENT OF NATURAL RESOURCES, Harris D. Sherman, Executive Director
WILDLIFE COMMISSION, Tom Burke, Chair • Claire O'Neal, Vice Chair • Robert Bray, Secretary
Members, Dennis Buechler • Brad Coors • Jeffrey Crawford • Tim Glenn • Roy McAnally • Richard Ray
Ex Officio Members, Harris Sherman and John Stulp

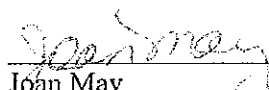
Thank you for your time and consideration in this matter.

Sincerely,



Renzo DelPiccolo
Area 18 Wildlife Manager
Colorado Division of Wildlife

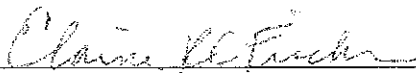
I concur with the "New Beginnings Ranch" conservation easement proposal as outlined.



Joan May
San Miguel County Commissioner District 2



Art Goodtimes
San Miguel County Commissioner District 3



Elaine Fischer
San Miguel County Commissioner District 1

STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE
AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director
6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192
wildlife.state.co.us



*For Wildlife-
For People*

September 30, 2010

Senator Bruce Whitehead
District 6
200 E. Colfax
Denver, CO 80203

Re: New Beginnings Ranch Conservation Easement Purchase

Dear Senator Whitehead,

The Colorado Division of Wildlife requests your support for legislative approval of a conservation easement being proposed for purchase by the Colorado Division of Wildlife. The property is located in District 6 and Division of Wildlife procedures require a letter of concurrence from state and local officials prior to real estate actions being considered by either the Wildlife Commission or the Capital Development Committee.

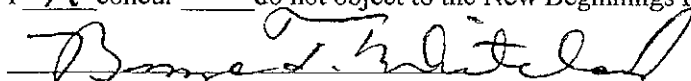
The proposed New Beginnings Ranch conservation easement is located in San Miguel County, approximately 9 miles southwest of Norwood, near Miramonte Reservoir. The easement would encumber approximately 494 acres and is intended to protect critical Gunnison sage-grouse habitat. A key feature of the property is that it lies adjacent to the Dan Noble State Wildlife Area and preserving this parcel is integral to protecting key habitats on the wildlife area. The parcel also serves as a big game migration corridor and provides important spring/fall transition range. The easement would not provide for any public access, but would be held and monitored by the Colorado Division of Wildlife and will include stipulations that not only preserve open space, but incorporate additional protections for Gunnison sage-grouse and their habitats.

Should you support this proposal, please sign on the line provided below indicating whether you concur or do not object and return this letter to me at the address above. If you have any questions or need additional information, please do not hesitate to call me at 303-291-7280.

Sincerely,

Grady McNeill
Resource Support Manager

I concur do not object to the New Beginnings Ranch conservation easement proposal.


Bruce Whitehead, Senator, District 6

DEPARTMENT OF NATURAL RESOURCES, Mike King, Executive Director
WILDLIFE COMMISSION, Tim Glenn, Chair • Robert Streeter, Vice Chair • Mark Smith, Secretary
Members, David R. Brougham • Dennis Buechler • Dorothea Farris • Allan Jones • John Singletary • Dean Wingfield
Ex Officio Members, Mike King and John Stulp