

Sep. 8, 2010 -- Property Transaction Proposal
Division of Wildlife

El Estates de Dos Hermanas Fee Title Acquisition

Pueblo County

4,069 acres

8 miles west of Pueblo

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 purchase of the El Estates de Dos Hermanas Fee Title Acquisition (\$3,865,000 CF for 4,069 acres).

CDC Staff Questions

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

The property will be utilized for wildlife related recreation, which includes hunting and wildlife viewing. It will also be conserved for the valuable habitat that it provides for the wildlife species on the property.

2. Did the division seek a conservation easement for the property in lieu of a fee title acquisition?

The DOW talked with the landowners about selling a conservation easement, but the landowners were only interested in selling their land via fee title transfer.

3. Why is the average price per acre greater for this property than the price per acre for the adjacent Clift fee title acquisition?

The El Estates de Dos Hermanas property is appraised at a higher price per acre because it has very good public access, (Clift is land-locked), can be subdivided into several 35 acre ranchette properties, and is in one block of land (versus the Clift property that has three separate parcels).

Capital Development Committee September 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 4,069 acre property from Gary and Judy Tatsch.		
General Information			
Name	El Estates de Dos Hermanas – Fee Title Acquisition		
Number of acres	4,069		
Location	Eight miles west of Pueblo and north of State Highway 96		
County	Pueblo		
Costs/Source of Funding			
Purchase Price	\$3,865,000	Funding Source*	Funding GOCO and Habitat Stamp – will be a 60:40 split between the two sources.
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	08-09	
	Line Item	Property Acquisition	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$538,002.58	
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	09-10	
	Line Item	Property Acquisition	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$3,082,184.50	
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	GOCO Resolution Dec. 2007	
	Grant	GOCO08729	
	Grant Amount	\$12,000,000	
	Remaining Unexpended Balance	\$5,446,654	
Annual O&M	\$400 for staff time and travel costs, per diem, vehicle, etc.	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$1,500 for signs and \$8,000 for parking lots, road base.	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

The purpose of this project is to acquire fee title ownership of 4,069 acres known as El Estates de Dos Hermanas, and owned by Gary and Judy Tatsch.

This property hosts exceptional habitat for numerous species of big game, including: pronghorn, white-tailed deer, mule deer, elk, black bear and mountain lion. Other game species present are turkey, quail, cottontails, prairie dogs, mourning doves, coyotes, and bobcat. A locally protected and non-hunted population of bighorn sheep inhabits adjacent canyon country and occasionally ranges onto this property.

Essential features for wildlife on this property are the riparian and wetland components of the landscape. Rush Creek and Peck Creek are the primary riparian corridors, both flowing into the Arkansas River, through the Pueblo State Wildlife Area. Rush Creek flows year-round primarily due to seep from the Minnequa Canal that runs through portions of three sections of the property. Peck Creek and the numerous other unnamed drainages are frequently wet and feature many springs. These critical areas provide habitat for everything from large mammals to small fish.

This project will also protect large, intact habitat for grassland species of concern, including, black-tailed prairie dog, burrowing owl, ferruginous hawk, long-billed curlew, swift fox, and mountain plover, and the triploid checkered whiptail. Typically, black-tailed prairie dogs inhabit approximately 45 acres of this property. These areas are known for high bio-diversity and are essential for the continued existence of obligate species.

This property lies within a large expanse of unbroken and undeveloped shortgrass and pinion-juniper landscapes that lie west of Pueblo and south of Pueblo Reservoir. These landscapes are vital to numerous species of wildlife ranging from large mammals to small fish. Cattle ranching is the primary land use in this area. Several drainages on this property connect to the Arkansas River and serve as movement corridors for wildlife to move to and from the river. The property adjoins Pueblo State Wildlife Area to the east and north. Lake Pueblo State Park is adjacent to portions of the east boundary. The Minnequa Canal runs through portions of three sections of the property and is privately owned.

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 Arcas" 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 See map attached to Clift Property Transaction.
- Concurrence letters See letters attached to Clift Property Transaction.