Colorado Parks and Wildlife

Hale South River Ranch Conservation and Perpetual Access Easements

Alamosa County

About 10 miles northwest of Alamosa

Action Required

Recommend support for the acquisition of conservation and access easements at Hale South River Ranch ($400,000 for 320 acres and $400,000 for 690 acres).

Questions and Responses

1. Under Section 33-4-102.7(4)(d), "no third-party conservation easement shall be obtained using proceeds from the sale of habitat stamps unless the requesting organization contributes at least fifteen percent of the purchase price of the easement or fifteen percent of the purchase price is secured using other sources of nondivision funding; however, if, in the commission's discretion, sufficient hunting or fishing access is provided, the fifteen percent contribution requirement may be waived." Has the commission waived the requirement for this property? If not, what percentage of the purchase price is being provided by nondivision funding and who is providing that funding amount?

The conservation easement is valued at $2,069,500. Colorado Parks and Wildlife is funding $400,000, there are several other entities contributing a total of $700,000 additional dollars, and the landowner is donating $969,500.

Prepared by Legislative Council Staff
**Capital Development Committee**  
**September, 2019—Property Transaction Proposal**  
**Department of Natural Resources**  
**Division of Parks and Wildlife**

<table>
<thead>
<tr>
<th><strong>Action Required</strong></th>
<th>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 a perpetual public access easement.</th>
</tr>
</thead>
</table>

### General Information

<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Hale South River Ranch</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of acres</strong></td>
<td>320</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Approximately 10 miles west of Alamosa</td>
</tr>
<tr>
<td><strong>County</strong></td>
<td>Alamosa</td>
</tr>
</tbody>
</table>

### Costs / Source of Funding

<table>
<thead>
<tr>
<th><strong>Perpetual Access Easement Purchase Price and CPW Funding of Third Party Conservation Easement</strong></th>
<th><strong>$800,000</strong></th>
<th><strong>Funding Source</strong></th>
<th><strong>GOGO &amp; Cash Funds from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Habitat Stamp</strong></td>
<td>Spending authority has already been approved for this project in the Long Bill.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fiscal Year</strong></td>
<td>2017-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Line Item</strong></td>
<td>Land and Water Acquisitions</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Appropriation</strong></td>
<td>$5,500,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Remaining Unexpended Balance</strong></td>
<td>$2,967,396</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GOGO</strong></td>
<td>GOGO Funds are not appropriated in the Long Bill</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fiscal Year</strong></td>
<td>2017-18 - GOGO Wildlife Purpose</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Line Item</strong></td>
<td>GOGO17150</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Appropriation</strong></td>
<td>$4,800,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Remaining Unexpended Balance</strong></td>
<td>$4,690,728</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Annual Monitoring and Operation Costs</strong></td>
<td>$5000.00 for weed treatment, signage and operations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Development Costs</strong></td>
<td>$10,000 for a parking lot</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.
Summary of Proposal:
This is a 2016 Request for Proposal (RFP) project whereby Colorado Parks and Wildlife (CPW) will purchase a perpetual public access easement on approximately 320 acres, and partially fund a third party conservation easement on approximately 690 acres, adjacent to the Higel State Wildlife Area (SWA). The Higel SWA is home to some of Colorado’s premier public duck hunting. Public access will be for fishing, waterfowl hunting and big game hunting purposes. This perpetual access easement acquisition supplements a 400-acre perpetual access easement and perpetual conservation easement acquired in the same area in 2018. Fishing will be walk-in access to the Rio Grande River, which is host to a large variety of wildlife.

In addition to purchasing a perpetual access easement on Hale South Ranch for $400,000, CPW will contribute $400,000 to partially fund a perpetual conservation easement on Hale South Ranch to be held by the Rio Grande Headwaters Land Trust (RiGHT) on a larger parcel of approximately 690 acres.

Mineral Interest Ownership:
The mineral estate has been partially severed from the surface estate. However, the Minerals Assessment Report concluded that the probability of extraction or removal of minerals from the property by any surface mining method is so remote as to be negligible. Furthermore, the conservation easement permits subsurface access to minerals only from locations off the property and only in a manner that does not materially adversely affect the Conservation Values of the property.

Attachments:
- Map
- Concurrence letters
Rio Grande County Commissioners  
925 6th Street Room 207  
Del Norte, CO 81132

RE: Access Easement in Alamosa County

Dear Commissioners,

Colorado Parks and Wildlife (CPW) would like to request your concurrence for a public access easement on the South Hale Ranch in Alamosa County, CO.

Rio Grande Headwaters Land Trust is in the process of acquiring a conservation easement (CE) on South Hale Ranch that is located south of the Rio Grande between Monte Vista and Alamosa. Along with the CE, Colorado Parks and Wildlife (CPW) will receive a perpetual public access easement (AE) for hunting, fishing and wildlife viewing.

This property lies adjacent to our Higle State Wildlife Area (SWA) along its eastern boundary. The Hale North Ranch is also associated with both of these properties and joins Higle SWA on its northern boundary. Collectively, all three properties provide some of the highest quality waterfowl hunting available in the San Luis Valley. Adding this property to the mix creates a larger block of contiguous acreage available for the public recreation opportunities described above.

Access will be restricted by permits to maintain the highest quality experience for visitors to these properties. Permits will be made available through and will be managed by CPW.

Thank you for your consideration of this request. You may choose to draft your own concurrence or support letter and it would be gratefully accepted. For your convenience, I have provided a signature line on this letter. If you have any questions, please feel free to call me at (719) 588-8200.
Sincerely,

Rick Basagoitia
Area Wildlife Manager - San Luis Valley
Colorado Parks and Wildlife

I/We support Colorado Parks and Wildlife acquiring an access easement on South Hale Ranch in Alamosa County.

[Signature]
Alamosa County Commission
Senator Larry Crowder  
200 E Colfax  
RM 346  
Denver, CO 80203  

RE: Access Easement in Alamosa County  

Dear Senator Crowder,  

Colorado Parks and Wildlife (CPW) would like to request your concurrence for a public access easement on the South Hale Ranch in Alamosa County, CO.  

Rio Grande Headwaters Land Trust is in the process of acquiring a conservation easement (CE) on South Hale Ranch that is located south of the Rio Grande between Monte Vista and Alamosa. Along with the CE, Colorado Parks and Wildlife (CPW) will receive a perpetual public access easement (AE) for hunting, fishing and wildlife viewing.  

This property lies adjacent to our Higel State Wildlife Area (SWA) along its eastern boundary. The Hale North Ranch is also associated with both of these properties and joins Higel SWA on its northern boundary. Collectively, all three properties provide some of the highest quality waterfowl hunting available in the San Luis Valley. Adding this property to the mix creates a larger block of contiguous acreage available for the public recreation opportunities described above.  

Access will be restricted by permits to maintain the highest quality experience for visitors to these properties. Permits will be made available through and will be managed by CPW.  

Thank you for your consideration of this request. You may choose to draft your own concurrence or support letter and it would be gratefully accepted. For your convenience, I have provided a signature line on this letter. If you have any questions, please feel free to call me at (719) 588-8200.
Sincerely,

Rick Basagoitia
Area Wildlife Manager - San Luis Valley
Colorado Parks and Wildlife

I support Colorado Parks and Wildlife acquiring an access easement on South Hale Ranch in Alamosa County.

Senator Larry Crowder
Representative Donald Valdez
200 E Colfax
RM 307
Denver, CO 80203

RE: Access Easement in Alamosa County

Dear Representative Valdez,

Colorado Parks and Wildlife (CPW) would like to request your concurrence for a public access easement on the South Hale Ranch in Alamosa County, CO.

Rio Grande Headwaters Land Trust is in the process of acquiring a conservation easement (CE) on South Hale Ranch that is located south of the Rio Grande between Monte Vista and Alamosa. Along with the CE, Colorado Parks and Wildlife (CPW) will receive a perpetual public access easement (AE) for hunting, fishing and wildlife viewing.

This property lies adjacent to our Higel State Wildlife Area (SWA) along its eastern boundary. The Hale North Ranch is also associated with both of these properties and joins Higel SWA on its northern boundary. Collectively, all three properties provide some of the highest quality waterfowl hunting available in the San Luis Valley. Adding this property to the mix creates a larger block of contiguous acreage available for the public recreation opportunities described above.

Access will be restricted by permits to maintain the highest quality experience for visitors to these properties. Permits will be made available through and will be managed by CPW.

Thank you for your consideration of this request. You may choose to draft your own concurrence or support letter and it would be gratefully accepted. For your convenience, I have provided a signature line on this letter. If you have any questions, please feel free to call me at (719) 588-8200.
Sincerely,

Rick Basagoitia
Area Wildlife Manager - San Luis Valley
Colorado Parks and Wildlife

I support Colorado Parks and Wildlife acquiring an access easement on South Hale Ranch in Alamosa County.

Representative Donald Valdez