

**Colorado Parks and Wildlife**

*Hale River Ranch Conservation and Perpetual Public Access Easements*

Alamosa County

650 acres

About 10 miles northwest of Alamosa

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Action Required

Recommend support for the acquisition of conservation and access easements at Hale River Ranch (\$1,500,000 for 650 acres).

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Questions and Responses

None.

# Capital Development Committee July, 2018—Property Transaction Proposal

## Department of Natural Resources *Division of Parks and Wildlife*

<b>Action Required</b>	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 Conservation Easement and an Access Easement.
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<b>General Information</b>	
Name	Hale River Ranch
Number of acres	650
Location	Approximately 10 miles northwest of Alamosa
County	Alamosa

<b>Costs / Source of Funding</b>			
Purchase Price	\$1,500,000	Funding Source	GOCO & 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
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	2016-17	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$5,500,000	
	Remaining Unexpended Balance	\$5,458,000	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2016-17 - GOCO Wildlife Purpose	
	Line Item	GOCO16150	
	Appropriation	\$4,800,000	
	Remaining Unexpended Balance	\$4,800,000	
Annual Monitoring and Operation Costs	Monitoring is \$326 annually. Operations Costs are estimated at \$5,000 annually.	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.	
Development Costs	\$5,000. The infrastructure (roads and fences) are in place, therefore development costs would be for a parking	Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	

	lot, signage, etc.	
* 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:**

CPW will acquire a conservation easement on the 650-acre property and a perpetual public access easement for hunting and fishing on approximately 400 acres located on the western half of the property. \$1,100,000 will be attributed to the Conservation Easement and \$400,000 will be attributed to the Access Easement. Public access will allow CPW to manage waterfowl and big game hunting with a concentration on youth hunts. In addition, the Higel SWA is located immediately south of the property and Colorado's premier duck hunting is located within the Higel SWA. Duck hunting in Colorado will likely greatly benefit by this acquisition. This acquisition would increase the potential for CPW to maintain the partnerships necessary for CPW to get historic consumptive use credit for water located in Beaver Park Reservoir. Fishing will be walk-in access to the Rio Grande River, which is host to a large variety of wildlife.

### Mineral Interest Ownership:

The conservation easement will prohibit extraction of the minerals owned by the landowner. The Minerals Remoteness Letter determined, "the probability of surface mining at the Site is so remote as to be negligible". The oil & gas potential in the San Luis Valley is considered to be very low.

### Attachments:

- Map
- Concurrence letters



**Hale River Ranch  
15-079-SW  
Alamosa County**

-  Hale River Ranch CE
-  Hale River Ranch PAE
-  CPW Property and Easements

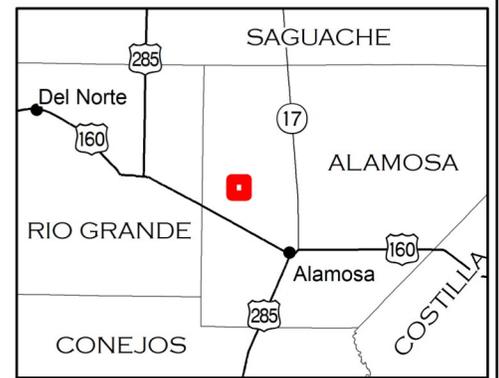
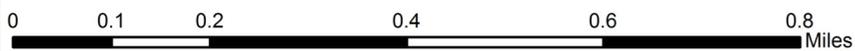
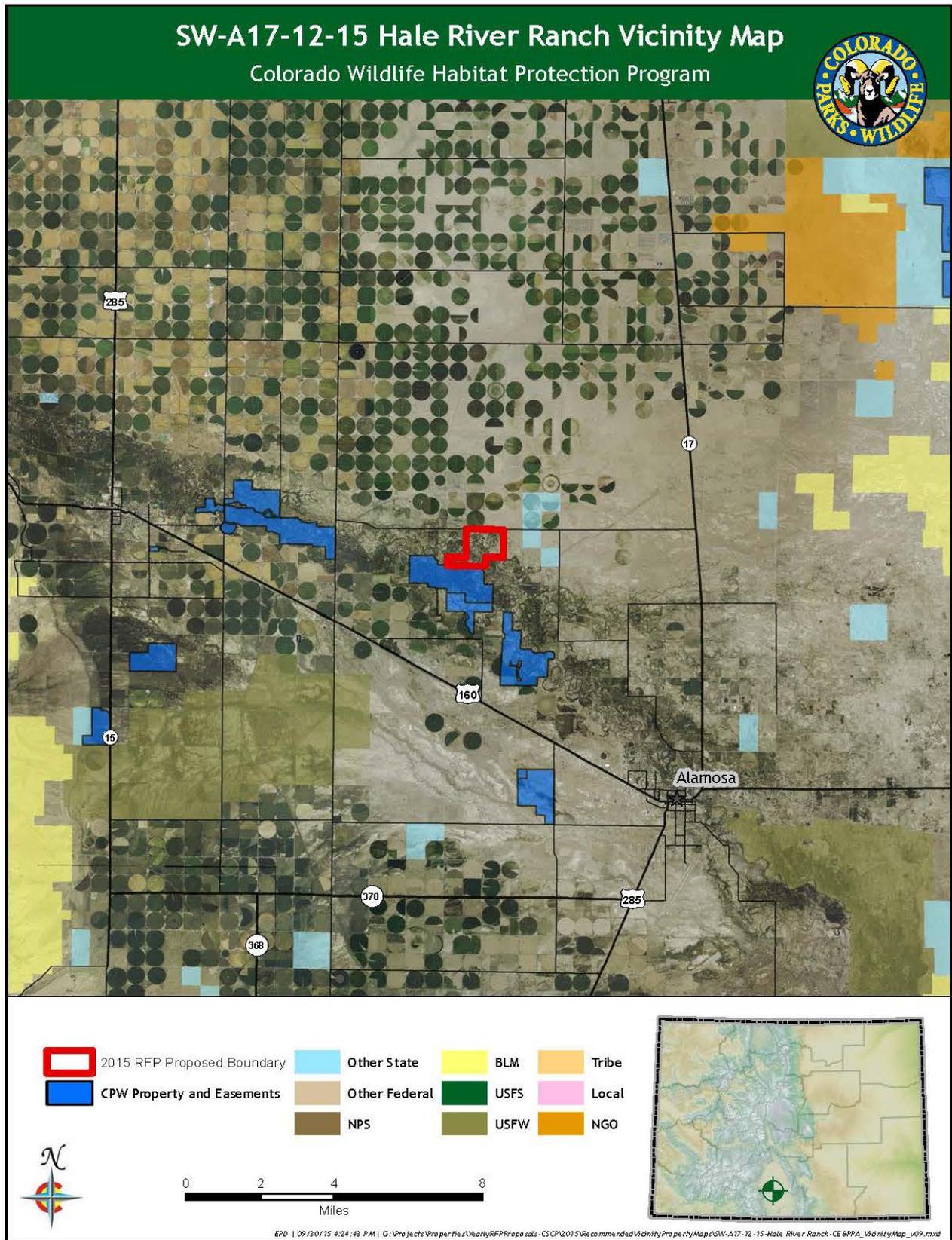


Exhibit 1. Vicinity Map - Hale River Ranch





# COLORADO

## Parks and Wildlife

Department of Natural Resources

Monte Vista Office  
0722 S CO RD 1 East  
Monte Vista, CO 81144  
P 719.587.6900 | F 719.587.6934

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

RE: North Hale River Ranch

Dear Commissioners,

Colorado Parks and Wildlife (CPW) would like to request your support for a conservation and public access easement on just over 600 acres of land along the Rio Grande in Alamosa County. The owner of this land, Mr. Hale, has submitted a proposal to CPW to sell us easements on his land through our Colorado Habitat Protection Program. This land is of critical importance to CPW, agriculture and other uses because it provides significant habitat for numerous wildlife species, including threatened and endangered wildlife. We believe that protecting this property through easement is critical to achieving our mission in that particular regard, and a few others. The property provides unique quality hunting and fishing opportunities that are included via the associated access easement.

The subject property is located north of the Higel SWA and lies mostly along the north banks of the Rio Grande. Hale North provides important wetland and riparian habitats for Southwest Willow Flycatcher, Yellow-billed Cuckoo, Sandhill cranes, river otter, deer, and elk and numerous other species of waterfowl and water birds. Providing habitat for T&E species and assisting with recovery goals alone is a significant benefit to agriculture producers and water users.

High quality hunting opportunities already exist and will be managed by CPW to ensure that quality remains while providing opportunities for the public to enjoy this rare opportunity.

Hale Ranch is also a significant opportunity for CPW to enhance its role within the water community of the San Luis Valley. This property allows us the ability to best use some of our water rights to meet our goals while helping others users along the river.

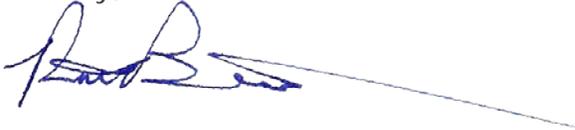
As you can see, the North Hale Ranch provides CPW the chance to address numerous goals and objectives to execute our mission in the San Luis Valley. It would mean a lot



to us and other decision makers if you too saw the benefit this project can have for all in Alamosa County and the Upper Rio Grande Basin as a whole.

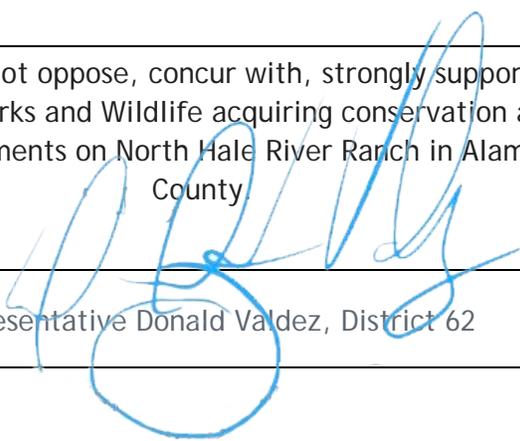
Thank you for your consideration of this request. You may choose to draft your own response letter and it would be gratefully accepted. However for your convenience, I have provided a signature line on this letter where you may indicate your concurrence/support. I have provided options to indicate your level of support in the signature box; please circle one. 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 [do not oppose, concur with, strongly support]  
Colorado Parks and Wildlife acquiring conservation and  
access easements on North Hale River Ranch in Alamosa  
County



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Representative Donald Valdez, District 62



**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

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Alamosa County Commissioners  
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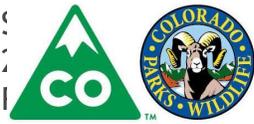
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Alamosa County Commissioners



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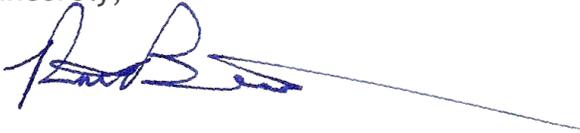
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Senator Larry Crowder - District 35

