

Jul. 24, 2013 -- Property Transaction Proposal**Division of Parks and Wildlife***Campbell Ranch Perpetual Public Access Easement*

Chaffee and Saguache Counties

660 acres

8 miles south of Poncha Springs along U.S. Highway 285

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 acquisition of a perpetual public access easement on the Campbell Ranch property (\$0 for 660 acres).

CDC Staff Questions

Department officials will address these questions at the July 24th committee meeting.

1. What is the current use of the property? Will this activity continue after both the public access and conservation easements are acquired?
2. What is the source of the moneys the division is contributing to acquisition of the perpetual conservation easement by the Trust for Public Land (\$450,000)?
3. The concurrence letters state that two hunters will be able to access the property annually for big game hunting: a youth hunter and a physically challenged hunter. How will these hunters be selected?

Capital Development Committee

July 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 a perpetual public access easement for hunting on the Campbell Ranch. | | |
| General Information | | | |
| Name | Campbell Ranch | | |
| Number of acres | 660 | | |
| Location | Eight miles south of Poncha Springs on US 285 | | |
| Counties | Chaffee and Saguache | | |
| Costs / Source of Funding | | | |
| Purchase Price | 0.00 | Funding Source* | N.A. |
| | 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 for hunting monitoring | | |
| Development Costs | \$0.00 (no signs or developed parking) | | |

Summary of Proposal

To convey to the Division, for **no monetary consideration**, a perpetual public access easement for limited public hunting on the 660 acre Campbell Ranch. Hunting will be limited to veterans and youth hunters. In addition, the Campbell families will convey to The Trust for Public Land (to be assigned immediately to the Land Trust of the Upper Arkansas) a perpetual conservation easement on the same property. CPW will pay \$450,000 toward this Conservation Easement to TPL. The Trust for Public Land is also providing \$550,000 of additional funding for the CE through funds of The USDA Natural Resources Conservation Service (NRCS).

Black bear, mountain lion, elk, mule deer, pronghorn and wild turkey utilize the property as part of their range and movement corridors, including winter range for both elk and mule deer. Elk herds of up to 200 animals are seen regularly on the property and the landowner estimates that over 200 mule deer usually on the property at any given time. Approximately 380 acres of the

ranch are classified as elk and mule deer winter range habitat. The entire ranch serves is year-round habitat for both species. Practically all of the property is year-round Gunnison sage grouse habitat. The property is almost completely surrounded by the San Isabel and Rio Grande National Forests and Bureau of Land Management lands.

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:

- Maps (2)
- Concurrence letters (6)

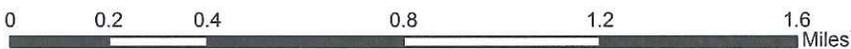


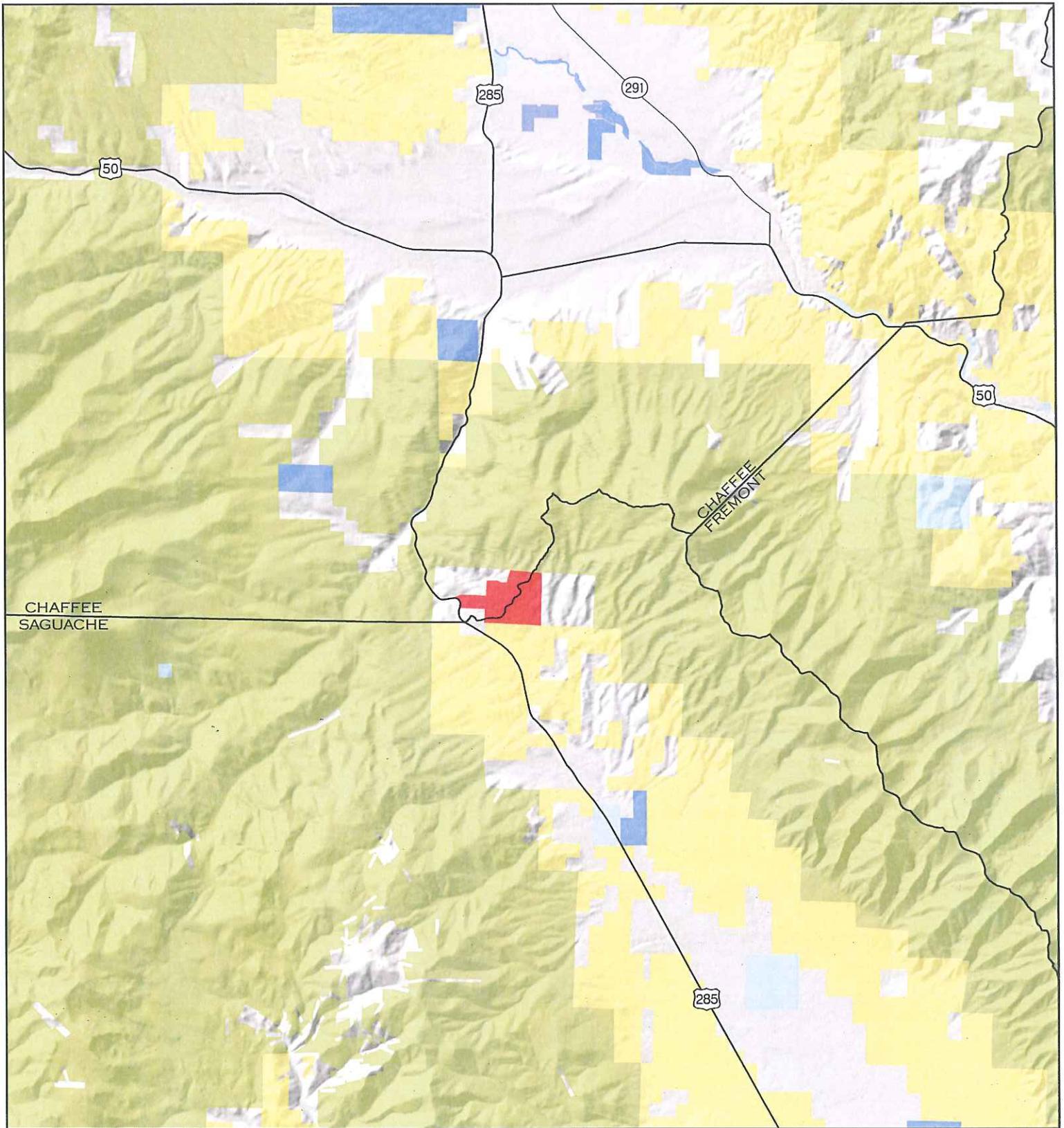
CHAFFEE
SAGUACHE



Campbell Ranch RFP
3rd Party CE and CPW AE
11-074-SE
Chaffee and Saguache County

- Campbell Ranch
- Bureau of Land Management
- US Forest Service





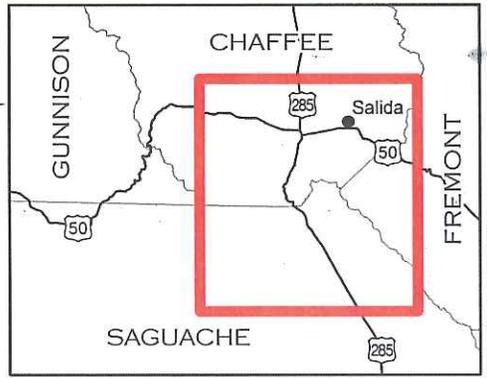
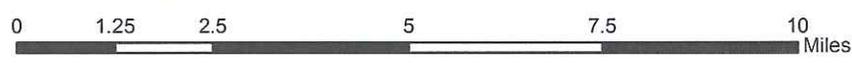
CHAFFEE
SAGUACHE

CHAFFEE
FREMONT



**Campbell Ranch RFP 3rd Party CE and CPW AE
Vicinity Map - Ownership
11-074-SE
Chaffee and Saguache County**

- Campbell Ranch
- Bureau of Land Management
- CPW Property and Easements
- US Forest Service
- State





COLORADO PARKS & WILDLIFE

7405 Highway 50 Salida, CO 81201
Phone 719-530-5520 • FAX 719-539-3372
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April 11, 2013

Dear Senator Schwartz,

Mr. Paul M. Campbell and the Jess Campbell Family Corporation, a Colorado corporation, are in the process of granting a Conservation Easement in Gross to the Trust For Public Lands (TPL). This Conservation Easement will involve 660 acres of real property located in Chaffee and Saguache Counties, Colorado. Immediately upon closing, the Easement will be assigned to The Land Trust Of The Upper Arkansas (LTUA) to monitor and enforce the Easement in perpetuity.

In addition to the Conservation Easement, Mr. Paul M. Campbell and the Jess Campbell Family Corporation will be granting a separate Hunting Access Easement, which will be held and administered by Colorado Parks and Wildlife (CPW). This Hunting Access Easement will allow for one public youth hunter and one physically challenged hunter to access the ranch per year for big game hunting purposes.

Prior to any State acquisition, CPW is required by the State Capital Development Committee to advise the appropriate State Senator, State Representative, and the Board of County Commissioners to receive written concurrence with the conveyance.

Colorado Parks and Wildlife respectfully requests your approval to move forward with this Hunting Access transaction. If you approve, please sign the appropriate line at the bottom of this letter and return to me at the above address or fax number. If you have any questions or would like to discuss the matter further, please call me at either my direct office number, 719-530-5522 or my cell phone number, 719-530-1819. Thank you for your time and consideration.

Sincerely,

James L. Aragon
Area Wildlife Manager

Approval, State Senator Gail Schwartz

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Rick D. Cables, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Robert W. Bray • Chris Castilian • Jeanne Horne
Bill Kane, Vice-Chair • Gaspar Perricone • James Pribyl • John Singletary, Chair
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May 15, 2013

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Since the Campbell family resides in Salida, I have taken the lead for Colorado Parks and Wildlife as a contact person for this effort. I have been in contact with Area Wildlife Manager Rick Basagoitia, Area 17-Monte Vista and he is aware of this request.

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James L. Aragon
Area Wildlife Manager

Approval, State Senator Larry Crowder

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James L. Aragon
Area Wildlife Manager

Approval, State Representative Edward Vigil

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Area Wildlife Manager

Approval, State Representative James Wilson

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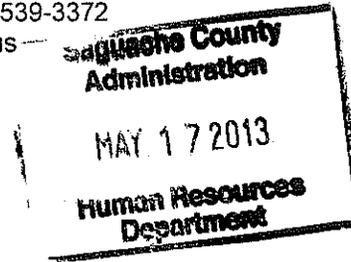
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May 15, 2013

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James L. Aragon
Area Wildlife Manager

Approval, Saguache County Board of Commissioners

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