Colorado Parks and Wildlife

Boreas Pass Ranch Public Access Easement

Park County	1,291 acres	Park County Road 33, about two miles northwest of Como

Action Required

Recommend support for the acquisition of a 25-year public access easement on Boreas Pass Ranch ($250,000 CF for 1,291 acres).

Questions and Responses

None.

Capital Development Committee
February 2020—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 25 year term public access easement for hunting.

General Information	
Name	Boreas Pass Ranch RFP
Number of acres	1,291
Location	Park County Road 33 approximately two miles northwest of the town of Como in northern South Park.
County	Park

Costs / Source of Funding			
Purchase Price	$250,000	Funding Source	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
Habitat Stamp	*Spending authority has already been approved for this project in the Long Bill.*		
	Fiscal Year	FY 2020-21	
	Line Item	Land and Water Acquisitions	
	Appropriation	$11,000,000	
	Remaining Unexpended Balance	$7,197,519.99	
Annual Monitoring and Operation Costs	$500	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	$5,000-6,000 – parking lot construction, road base, and signs.	Funding for the development costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
* 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 25 year term public access easement on this working ranch. The access will provide a generous amount of hunting, four elk hunters per day during Second, Third and Fourth Elk Rifle Seasons. The landowners will consider an additional term at the end of the 25 year term. The access easment appraised for $290,000, but the landowners accepted $250,000. In addition to the public access easement, the landowner will be conveying to Colorado Open Lands a perpetual conservation easement. This CE will provide a contiguous migration corridor for wildlife.

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.

Mineral Interest Ownership:
Not applicable to a term public access easement.

Attachments:
- Photos
- Map

COLORADO
Parks and Wildlife
Department of Natural Resources

Boreas Pass Ranch RFP
AE & 3rd Party CE
Project # 18-058
Park County

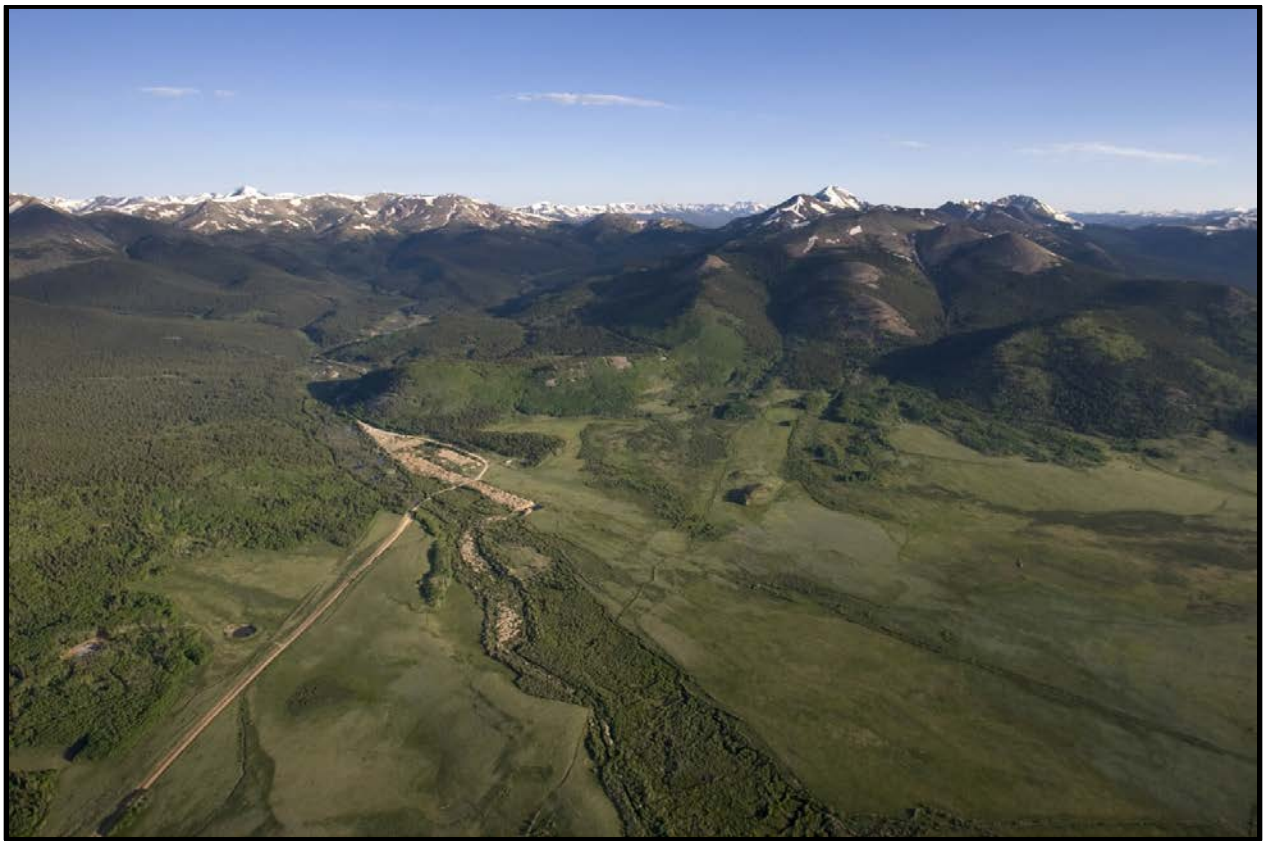

Photo 1 - Aerial view looking west.

COLORADO
Parks and Wildlife
Department of Natural Resources

Boreas Pass Ranch RFP
AE & 3rd Party CE
Project # 18-058
Park County

Photo 2 - Aerial view looking southeast.

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Photo 3 - 1.5 acre pond.

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Boreas Pass Ranch RFP
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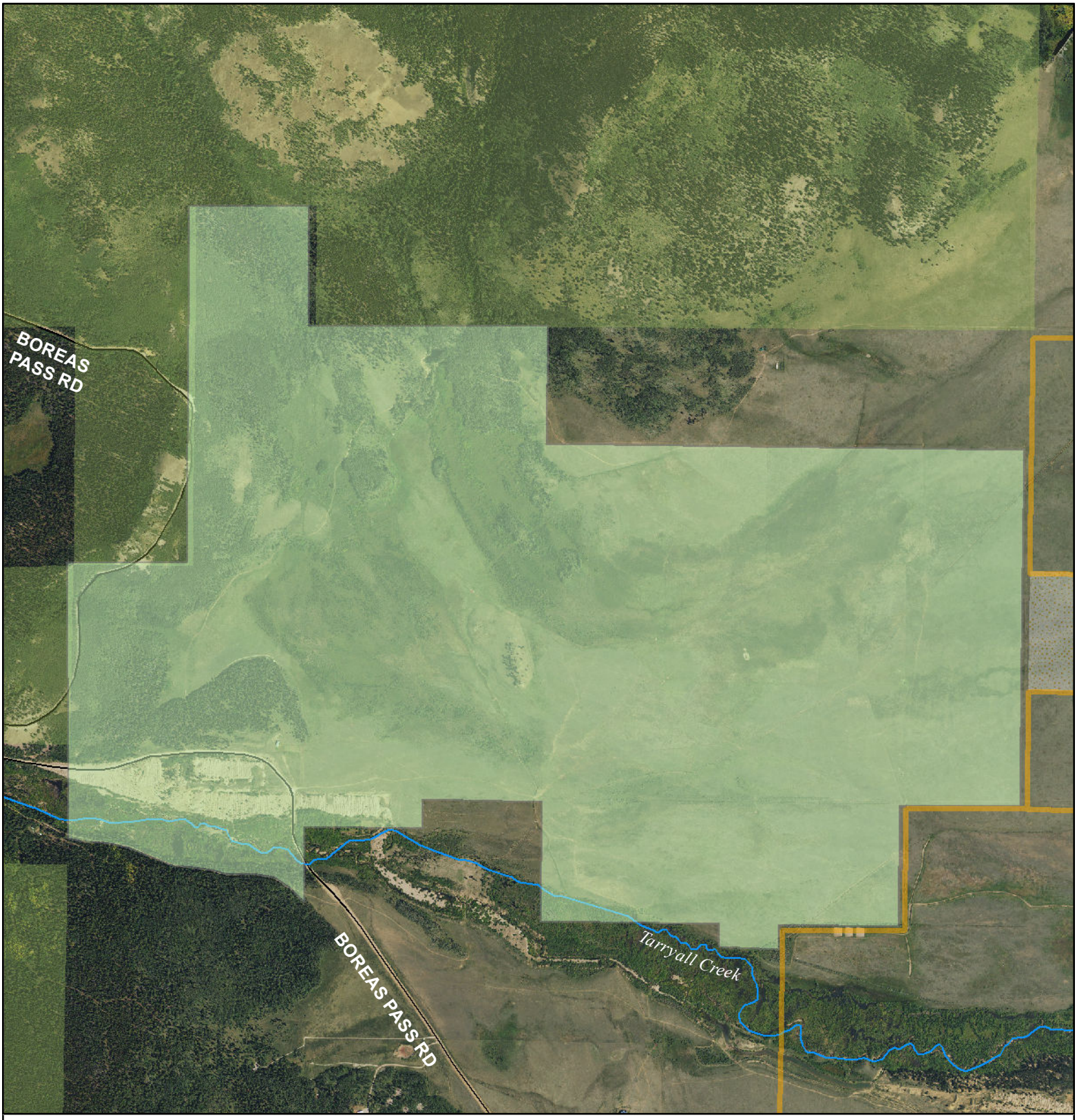
Photo 4 - Pasture looking south.

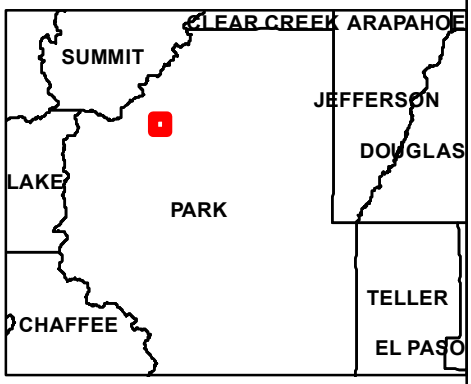


Boreas Pass Ranch
3rd Party Conservation Easement to COL and Public Access Easement to CPW
18-058-NE
Park County

GIS Unit

Boreas Pass Ranch
Cline Ranch SWA
USFS Pike
BLM

0 0.25 0.5 1 Miles



RMW 3/6/2020 Properties\Area09_ProposedCPW\BoreasPass_RanchCE

COLORADO
Parks and Wildlife
Department of Natural Resources

Staunton State Park
12102 South Elk Creek Road
Pine, CO 80470
P 303.291.7241 | F 303.291.7114

February 22, 2021

Senator Dennis Hisey
200 E. Colfax
Denver, CO 80203

RE: BOREAS PASS RANCH ACCESS EASEMENT

Dear Senator Hisey,

I am writing to request your support for a project in your county that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee. The Johnson family has been working on a conservation easement and access easement on the Boreas Pass Ranch with Colorado Open Lands, Park County Land and Water Trust Fund, and CPW.

The Boreas Pass Ranch is located west of Como and is bounded by the United States Forest Service on the west side and the Cline Ranch State Wildlife Area (SWA) on the east. The Johnson family would like to keep the property as a working ranch. They have decided that a conservation easement with a properly managed public access easement is the best way to do that while also benefiting Park County and its wildlife.

Park County and then, Division of Wildlife (DOW at the time), acquired the Cline Ranch SWA to help provide an important wildlife migration corridor, provide fishing and hunting recreation, and conserve a historic Park County ranch. At that time, the Boreas Pass Ranch was the one piece blocking complete protection of the migration corridor. Now we have the opportunity to provide a contiguous migration corridor for wildlife, including limited public access to big game hunting opportunities.

CPW is respectfully asking you to support this access easement. Your signature at the bottom of this page will show support for this project. If you are willing, you can then return it to to Alice Cosgrove (alice.cosgrove@state.co.us) as soon as is convenient. If you have any questions, please feel free to call her at 303-242-7841. Thank you for your time and attention to this matter.

Sincerely,

Mark Lamb

Mark Lamb
Area Wildlife Manager

We support/do not oppose this proposal.

Senator Dennis Hisey

Date: Feb 24, 2021

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Marvin McDaniel, Chair • Carrie Besnette Hauser, Vice-Chair
Marie Haskett, Secretary • Taishya Adams • Betsy Blecha • Charles Garcia • Dallas May • Duke Phillips, IV • Luke B. Schafer • James Jay Tutchton • Eden Vardy

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February 22, 2021

Representative Ron Hanks
200 E. Colfax
Denver, CO 80203

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Sincerely,

Mark Lamb

Mark Lamb
Area Wildlife Manager

We support/do not oppose this proposal.

Representative Ron Hanks

Date: 19 March, 2021

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Marvin McDaniel, Chair • Carrie Besnette Hauser, Vice-Chair
Marie Haskett, Secretary • Taishya Adams • Betsy Blecha • Charles Garcia • Dallas May • Duke Phillips, IV • Luke B. Schafer • James Jay Tutchton • Eden Vardy