

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

<u>Chatfield Reservoir Reallocation Study</u>	<u>Paul Flack</u>	<u>1/21/05</u>
TOPIC	PREPARED BY	DATE

ACTION _____ ITEM	INFORMATION <u>XX</u> ITEM	DRAFT _____ COPY	FINAL _____ COPY
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1) **PURPOSE:** The purpose of this information item is to brief the Board on the status of the reallocation study, performed by the U.S. Army Corps of Engineers, to potentially store an additional 20,600 acre feet of water for municipal, agricultural, or other uses

2) **BACKGROUND INFORMATION:**

In 2003, the U.S. Army Corps of Engineers (Corps) made the preliminary conclusion that an additional 20,600 acre-feet of water was available for storage at Chatfield Reservoir. The Corps assigned the Colorado Water Conservation Board (CWCB) as the state entity to allocate the additional storage space to the various interested parties. In 2004, 16 Front Range water users were identified as willing to pay for the additional storage space, Parks included (1,000 acre feet). Concurrent to the reallocation of the additional storage space, the Corps began conducting an Environmental Impact Statement (EIS) study to examine the environmental, social, and recreational impacts of storing the additional water in the reservoir. The EIS is scheduled to be completed in December of 2006.

3) **DISCUSSION AND SUMMARY:**

While Parks has participated in the reallocation study and has requested 1,000 acre feet of storage (\$4.5 million), our main concerns are related to the recreational impacts regarding: 1) raising the reservoir elevation an additional 12 feet (20,600 acre feet), and 2) the operation of Chatfield Reservoir with the addition of 16 more water users, especially as it relates to annual fluctuations and impacts to Parks' facilities. A preliminary recreation study conducted by the CWCB estimated impacts of raising the reservoir pool by 12 feet to be a minimum of \$30 million.

Now that the 16 water entities have been identified, they have been asked to submit to the CWCB an operation plan to illustrate how each entity will use their storage space. Then, in conjunction with Parks, the CWCB and the Corps will model the new operations and determine the amount of impact to Parks. Subsequently, Parks will conduct a secondary study to ascertain a cost estimate of mitigation mechanisms needed to offset the reallocation impacts due to increased annual water level fluctuations. These studies are scheduled to be completed by July 31, 2005. At that time, staff will address all reallocation issues with the Board.

4) **DIVISION RECOMMENDATION: NO ACTION NECESSARY AT THIS TIME**

5) **SUGGESTED MOTION: N/A**

APPROVED FOR SUBMITTAL TO THE PARKS BOARD

DATE

**Presentation to the
Colorado State Parks Board**

February 11, 2005

Chatfield Reservoir Storage Reallocation

William R. (Rick) McLoud
Co-Chair Water Users Subcommittee

Subcommittee of Water Users

Goals:

- Develop a consensus on a permanent Chatfield storage space reallocation from an open and fair process.
- Secure commitments from users to provide local funding for future studies with no guarantees.
- Collect technical information on users proposed use of storage space for environmental studies.
- Develop agreement documenting allocation and conditions.

Key to Success: Constructive goodwill of participants

Reallocation Decision Process

- Major effort made to widely advertise first meeting.
- At first meeting: June 30, 2004: (18 attendees)
 - Give detail briefing on background and expectations
 - Describe plan for remainder of process (was extended 3 months)
- Subsequent meetings: 5 of whole group (1/month); 6+ sub-groups
- Deadline meeting to establish allocation: November 3, 2004
- Follow up process to develop letter of commitment: meetings on December 7, 2004 and January 4, 2005
- Presentation to CWCB: January 27, 2005

Storage Space Compromise

Entity	Space Requested	Space Received	%
Aurora	5,000	3,561	71
Brighton	2,000	1,425	71
Central Colo WCD	4,000	2,849	71
Western Mutual	3,000	1,425	48
State Parks	1,000	1,000	100
Den. Botanic G.	40	40	100
So. Metro Auth.	8,000	1,400	23
Parker WSD	3,000	2,000	67
Centennial WSD	6,500	4,100	48
Castle Rock	2,000	1,000	50
Roxborough PMD	2,500	500	20
Castle Pines	2,000	500	25
Castle Pines North	2,000	500	25
Hock Hocking	500	100	20
Peny Park CC	100	100	100
Center of Colo. WCD	200	100	50
TOTALS	41,840	20,600	56 (Avg.)

Water Entities Declining Storage Space

- Denver
- Englewood
- Xcel Energy
- Thornton
- Colorado Division of Wildlife
- Littleton
- Greenway Foundation
- Denver Metro Wastewater

Benefits of Reallocation Consensus

- Downstream Group: 1/2 of storage space
- Hold water in storage: release at strategic times
 - Benefits:
 - State Parks
 - Ag users: Central/Western
 - Municipal users: Aurora/Brighton
 - Environmental/Recreational/Water Quality
 - Littleton, Greenway Foundation, Metro WW, City of Denver
 - Flow goals: 30 cfs in Littleton; 100 or 150 cfs in Denver
 - Denver Botanic Gardens

Benefits of Reallocation Consensus

Upstream Group: 1/2 of storage space

- Generally keep storage space empty to capture water with junior rights, when available
- Capture of reusable water otherwise lost downstream
- Benefits
 - So. Metro water utilities, (groundwater using districts): some much needed surface water
 - So. Metro Authority (11 entities)
 - Parker, Centennial, Castle Rock, Castle Pines, Roxborough
 - Other smaller users

Letter of Commitment Summary

- Receive final storage space allocation
- Agree to local funding:
 - \$25/AF of allocation: \$515,000 total
 - More if needed: up to \$10/AF
- Agree that usage also depends on later operations agreement with both CWCB and State Parks
- Sets out process for opting out: and sub-leasing space
- CWCB oversees qualifications of users: attempting to stop speculation
- Cooperation with information needs of study
- No guarantee of any space: depends on Corps of Engineers decision: No money back

Agenda Item 7a. – Update on the Project Performance Tasks, Schedules and Budgets

At the November 19, 2003 CWCB meeting, the Corps advised the Board that project study cost has increased in the amount of \$1.2 million which resulted in an additional \$600,000 from the project sponsor (CWCB). This increase in the study cost is the result of additional study tasks that had to be added to the 1999 Study Scope of Work. The staff provided the Board with a proposal for additional \$150,000 cash from the CWCB and \$450,000 cash from the interested water users. This proposal proved acceptable to the interested project parties and to the Board. This study proposal will be used to complete the study. The Board secured its cash through the passage of Section 19 in H.B. 1221. These funds were conveyed to the Corps by the execution of Change Order Letter – No. 04-01 dated December 12, 2004. The remaining sponsor funds will be discussed in Agenda Items 7b. and 7c.

PERFORMANCE SCHEDULE TO COMPLETE THE PROJECT STUDY

Corps' Milestone Study Task	Current Date of Completion	Completion Date
Environmental Impact Analysis	September 2005 estimated	
EIS Scoping Meetings	October 2004	October 2004
Rare Plant Surveys	August 2004/August 2005 estimated	August 2004
Antecedent Flood Study	July 31, 2005 “	
Draft Feasibility Report/EIS	September 2006 “	
Independent Technical Review	October 2006 “	
Final Feasibility Report	December 2006 “	
District Recommendation to HQUSACE	December 2006 “	
HQUSACE Decision	February 1, 2007 “	
Special Study Tasks by Others		
Water Supply Operational Plan	March 31, 2005 estimated	
Phase II Recreational Mitigation Study	December 31, 2005 “	

Note: Many of the water users and interested parties questions and concerns can be addressed regarding the Chatfield Reservoir Reallocation Study by visiting the CWCB web site http://cwcb.state.co.us/Flood_Intro.htm. All project study minutes and draft reports are posted on the CWCB web site.

Staff Recommendation

Staff recommends that the Board endorse the request by the Board, water users, and interested parties that the Corps of Engineers, Omaha District (Corps) complete the Chatfield Reservoir Reallocation Study by December 31, 2006. The Board further recommends that the Corps make the Chatfield Reservoir Reallocation Study a high priority in their annual budget request to Congress.

Agenda Item 7b. – Acceptance of the Water Users Subcommittee's allocation of the 20,600 Ac-Ft Water Supply Pool

At the request of the CWCB, a Chatfield Water Users Subcommittee (Committee) was formed to develop a storage allocation for the proposed additional water supply in the conservation pool at Chatfield. At the May 5,

Exhibit B

Draft
Letter of Commitment
Related to
The Reallocation of Storage Space in
Chatfield Reservoir

This Letter of Commitment, entered into this _____ date of _____, 2004, by and between the Colorado Water Conservation Board (hereinafter referred to as the "State") and _____ (hereinafter referred to as the "User"):

WITNESSETH THAT:

WHEREAS, the United States, acting through the United States Army Corps of Engineers (Corps) has constructed Chatfield Reservoir on the South Platte River in 1973; and

WHEREAS, the Corps is conducting a Feasibility Study funded by a Feasibility Cost Share Agreement (FCSA) between the Corps and the State dated 9/2/1999, (the "FCSA Study"), as authorized under Section 808 of the Water Resources Development Act of 1986 (Public Law 99-662), to "reassign a portion of the storage space in the Chatfield Lake project to joint flood control – conservation purposes, including storage for municipal and industrial water supply, agriculture, and recreation and fishery habitat protection and enhancement"; and

WHEREAS, the State, in accordance with Section 808 of the Water Resources Development Act of 1986, is the Study sponsor, has contributed significant funding towards the FCSA Study, is coordinating the interests of the Colorado Water Entities listed in the attached Exhibit "A" in storage space in Chatfield Reservoir and, if storage space is made available, will represent the Colorado Water Entities' interests in requesting storage space in Chatfield Reservoir from the Corps; and

WHEREAS, the Corps has reached a preliminary finding from the FCSA Study that 20,600 acre-feet (AF) of permanent storage space is potentially available for reallocation in Chatfield Reservoir; and

WHEREAS, the Colorado Water Entities interested in acquiring space in Chatfield have conducted an open, widely advertised process of multiple meetings between June 30, 2004 and January 4, 2005 and have reached the consensus recommendation of what they believe is an equitable reallocation of the potentially available 20,600 AF storage space among the Colorado Water Entities, including the User, as described in Exhibit "A"; and

WHEREAS, the User understands that the FCSA Study requires further activities, including an Environmental Impact Statement, recreational studies, and other analyses estimated to take another two years to complete and that the FCSA Study requires matching funding from local Colorado Water Entities estimated as being \$25 per AF of allocated storage space, and possibly additional local funding at a later date; and

WHEREAS, the User understands the FCSA Study may result in a conclusion that no storage space, or a storage space other than 20,600 AF, may be available for reallocation; and

WHEREAS, as of the date of executing this Letter of Commitment, the User is an existing and recognized governmental entity, mutual ditch company or private water company or provider which presently provides water service to its customers and desires to acquire storage space in Chatfield Reservoir; and

WHEREAS, the User either has acquired, is in the process of acquiring or is capable of acquiring water rights allowing for the lawful storage of water in Chatfield Reservoir; and

WHEREAS, if storage space in Chatfield Reservoir is eventually reallocated, the current estimate of the cost to acquire such storage space from the Corps is \$4,000 per AF, but this value is an estimate only and depends upon future costs yet to be determined; and

WHEREAS, the User has the financial capabilities to pay both its share of the FCSA Study local funding and the anticipated costs of any reallocated storage made available to the User; and

WHEREAS, the User will need to reach a separate operations agreement at a later date with the State that complies with the requirements for using the reallocated storage.

NOW, THEREFORE, the State and the User agree as follows:

1. The User is hereby allocated ____ AF (or ____%) of permanent storage space in Chatfield Reservoir (based on an assumed total available space of 20,600 AF) if such total storage space becomes available as a result of the FCSA Study. If all obligations of this Letter of Commitment are fulfilled, upon execution of this agreement, the percentage allocated to User, as shown on Exhibit "A", shall not be diminished.
2. User states that its use of the reallocated storage space in Chatfield Reservoir will have the following type and location of use:
 - a. Type of use: _____
 - b. Location of use: _____

User agrees that it will limit its use of the reallocated storage space in conformity with these descriptions.

3. The State finds that User presently has adjudicated water rights or is capable of acquiring and holding water rights allowing storage in Chatfield Reservoir, is an existing and recognized governmental entity, mutual ditch company or private water company or provider presently providing water service to its customers and is financially capable of meeting the financial obligations in this Letter of Commitment for local funding and storage space acquisition.
4. User agrees to pay an initial deposit of \$ 25.00 per acre foot of allocated storage space for its proportional share of the local FCSA Study costs. The current estimate of local costs for completion of the FCSA Study is \$515,000. User shall pay its initial deposit on or before June 30, 2005. These funds will be paid to the Colorado Water Conservation Board's Chatfield Reallocation FCSA Study Fund and such fund shall be held by the State for the exclusive use of this project. User acknowledges that the local costs of the FCSA Study may exceed the \$515,000.00 estimate and that there may be a need for additional local matching funds to complete the FCSA Study. User agrees to pay up to an additional \$10.00 per acre foot of allocated storage space within 30 days of a request by the State. If the final local costs of completion of the Study are less than the amount deposited by the Users with the State, the State shall refund to each User its portion of the excess funds paid to the State.
5. User may opt out of this Agreement and cancel its share of reallocated space at any time in accordance with this paragraph 5. The State and the User agree to the

following additional terms regarding cancellation, lease or assignment of a User's storage allocation:

- a. If a User wishes to opt out and cancel its storage allocation, it shall provide written notice to the State and all of the Colorado Water Entities in that User's group (Upstream or Downstream Group, as identified on Exhibit A) of its intentions to opt out. The notice shall describe the proposed terms for acquisition ("proposed terms") of such User's allocation (the "surrendered allocation"). Each remaining User within the Upstream or Downstream group, as applicable, shall have the right to acquire a pro rata portion of the surrendered allocation pursuant to the proposed terms. If a User within the Upstream or Downstream group elects to not acquire its pro rata share of the surrendered allocation, then that share may be acquired pro rata by all of the other members of the Upstream or Downstream group.
- b. Any portion of the surrendered allocation not acquired by the remaining members of the Upstream or Downstream group pursuant to paragraph 5(a) above may be transferred by the departing User to a third party pursuant to the proposed terms, provided, however, that such third party shall be required to obtain the prior written approval of the State and shall conform its operation of the storage allocation to the operational plan and guidelines for the operation of the reallocated space in Chatfield.
- c. Any portion of the surrendered allocation not acquired as provided in 5(a) or 5(b) above may be retained by the User or conveyed to the State which shall hold such space in a reallocation pool available for redistribution by the State according to such rules and regulations as it may adopt.
- d. The State and the User agree that a User may lease or sublease all or a portion of its allocation upon such terms as User may establish; provided, however, that all such leases or subleases shall require the approval of the State for the purposes of ensuring that the proposed lessee's operation of storage space will not impair the Chatfield reallocation operational plans and any environmental or other permitting premised upon such operational plan.
- e. The CWCB and the User acknowledge and agree that the operational plan for operation of the potential reallocated storage space in Chatfield is not

yet developed, but that the User's use of its storage allocation will necessarily be subject to such plan.

6. User will fully cooperate with reasonable requests for non-privileged information as part of the FCSA Study process.
7. User understands there is no certainty that the FCSA Study will result in storage space being made available at Chatfield Reservoir. Any funds paid for the FCSA Study are not refundable.
8. If the FCSA Study concludes that the total storage space available for reallocation is a volume other than 20,600 AF, then the actual volume available shall be allocated to each Colorado Water Entity based upon the percentages in Exhibit "A".
9. User agrees the use of storage space in Chatfield Reservoir is contingent upon User also entering into a separate operations agreement with the State conforming to the conclusions of the FCSA Study related to recreational and environmental mitigation requirements.

IN WITNESS WHEREOF, the parties hereto have executed this Letter of Commitment the day and year first written above.

State of Colorado
Colorado Water Conservation Board

(User's Name)

Rod Kuharich, Director

Exhibit "A"

Colorado Water Entities	Chatfield Storage Space Allocation, AF	Percentage
Downstream Users :		
City of Aurora	3,561	17.2864
City of Brighton	1,425	6.9175
Central Colorado Water Conservancy District	2,849	13.8301
Western Mutual Ditch Company	1,425	6.9175
Colorado Division of Parks and Outdoor Recreation	1,000	4.8544
Denver Botanic Gardens	40	0.1942
Upstream Users :		
South Metro Water Supply Authority	1,400	6.7961
Parker Water and Sanitation District	2,000	9.7087
Centennial Water and Sanitation District	4,100	19.9029
Town of Castle Rock	1,000	4.8544
Roxborough Metropolitan District	500	2.4272
Castle Pines North Metropolitan District	500	2.4272
Castle Pines Metropolitan District	500	2.4272
Hock Hocking, L.L.C.	100	0.4854
Perry Park County Club	100	0.4854
Center of Colorado Water Conservancy District	100	0.4854
Total	20,600	100%

Briefing Paper

Chatfield Reservoir Reallocation Scoping Meeting

1/31/05

In preparation of the U.S. Army Corps of Engineers (COE) scoping meeting, Colorado State Parks has developed a list of topics that the agency requests be addressed at the meeting. This list is developed in conjunction with the proposed EA from Denver Water and the recommendations from the Water subcommittee, formed as part of the Colorado Water Conservation Board's (CWCB) EIS process. The list of topics presented below was also discussed with the COE prior to the public scoping meetings held in November 2004.

1. Operations Plan for Reallocated Space

On January 25, 2005, the CWCB approved the proposed allocated space of 16 water entities interested in acquiring Chatfield storage space. The next step for the CWCB is to develop a draft operational plan for the reallocated space and superimpose the operation of the reallocated space with the existing operations of Denver Water between gage heights 5423 and 5432.

2. Analysis of Recreational, Environmental, and Aesthetic Impacts of the Proposed Operation Plan for Chatfield Reservoir

Once Item #1 is complete, the plan needs to be analyzed relating to impacts caused by: 1) lack of sufficient water supplies to fill the reservoir's newly allocated space six out of 10 years; 2) monthly and annual water fluctuations; 3) annual rapid fill of the reservoir in April, May, and June; and 4) effects of prolonged drought periods.

3. Analysis of Water Quality Impacts resulting From the Use of the Reallocated Space

Once items #1 and #2 are complete, and an acceptable operations plan is developed meeting recreational, environmental, and aesthetic standards as approved by the Colorado State Parks Board, an analysis of water quality impacts needs to be performed based on the operations plan. Inflow, outflow, residence time, water temperature, dissolved oxygen, nutrient loading, and the potential for algal bloom all need to be considered as part of the study. The plan needs to be adaptive in order to resolve any water quality problems.

4. Economic Impacts of the Operations of the Additional Water Storage Space

Economic impacts both to direct revenues to Colorado State Parks and to the park's concession operations need to be studied and proposed mitigations proposed for any negative impacts. Analysis would include costs of re-locating facilities, increased operational and maintenance costs due to the effects of the reallocated space, loss of recreational opportunities during drought conditions, and use impacts of facilities after relocation, e.g. revenue projections from the swim beach pre and post of any proposed relocation of the facility.

5. **Constraint Requirements of Section 4(f) and 6(f) of the Department of Transportation Act of 1966 (49 U.S.C. 303(1988))**

Chatfield State Park operates under these regulations due to the multiple Land and Water Conservation Fund projects at the park, including the original maintenance the permanent pool for recreation.

6. **Review of all Federal and State Documents relating the authorization of Chatfield Reservoir for uses other than flood control and Recreation**

The Colorado Department of Natural Resources is not aware of any congressional authorization of municipal, industrial, or agricultural use associated with Chatfield Reservoir. Therefore, a thorough literature review including contracts, agreements, and authorizations is warranted to verify the appropriate use of the reservoir.

7. **Review and Inclusion of Denver Water's EA**

It is imperative the operations resulting of the use of Denver Water's pumps be incorporated in each operational model analyzed in the EIS process. The operations of the pump add a layer of complexity in assessing potential recreational and environmental impacts, reservoir operations, and mitigation alternatives. Therefore, Denver Water's EA and the Reallocation EIS must not be considered mutually exclusive of one another, but rather the terms and conditions of the EA should be incorporated and measured during the EIS process.

Briefing Paper

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Chatfield State Park operates under these regulations due to the multiple Land and Water Conservation Fund projects at the park, including the original maintenance the permanent pool for recreation.

6. **Review of all Federal and State Documents relating the authorization of Chatfield Reservoir for uses other than flood control and Recreation**

The Colorado Department of Natural Resources is not aware of any congressional authorization of municipal, industrial, or agricultural use associated with Chatfield Reservoir. Therefore, a thorough literature review including contracts, agreements, and authorizations is warranted to verify the appropriate use of the reservoir.

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It is imperative the operations resulting of the use of Denver Water's pumps be incorporated in each operational model analyzed in the EIS process. The operations of the pump add a layer of complexity in assessing potential recreational and environmental impacts, reservoir operations, and mitigation alternatives. Therefore, Denver Water's EA and the Reallocation EIS must not be considered mutually exclusive of one another, but rather the terms and conditions of the EA should be incorporated and measured during the EIS process.

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Barr Lake SP-Waterline Easement
TOPIC

Greg Monroe
PREPARED BY

January 20, 2005
DATE

<u>X</u>	ACTION ITEM	_____	INFORMATION ITEM	_____	DRAFT COPY	<u>X</u>	FINAL COPY
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- 1) **PURPOSE:** To request Board approval for granting a water pipeline easement across a portion of Barr Lake State Park.

- 2) **BACKGROUND INFORMATION:** East Cherry Creek Valley Water & Sanitation District (ECCV) has requested a 60 foot wide easement for an underground water transmission pipeline running generally north-south and to the east of Barr Lake (see attached maps). ECCV serves the City of Centennial and parts of Arapahoe County. The new pipeline will transport groundwater from a point approximately 3 miles north of Barr Lake to the ECCV storage facilities at E-470 and Smoky Hill Rd., a distance of some 29 miles, where it will be treated and stored for municipal use.

- 3) **DISCUSSION AND SUMMARY:** ECCV requires this pipeline to supplement and help sustain the District's water supply sources. The route of the pipeline will run along the east edge of and adjacent to the existing Colorado Interstate Gas Co. (CIG) pipeline easement. We have granted easements in this utility corridor several times over the past several years, most recently to CIG and Tri-State Transmission Co. in 2001.

Total offered compensation is \$76,697.75. This is based on \$175/rod (\$10.61/foot, at 16.5"/rod), which is what we charged for the 2nd CIG and Tri-State easements in 2001. Companies and utilities typically try to offer a percentage (20-50%) of the land value as payment for easements. This results in a much lower compensation (payment) for an easement than a lineal foot (or rod) rate. The rate of \$175/rod is still within a reasonable market value range for utility easements around metro Denver. As with previous easements granted at Barr Lake, there should not be any significant impact to the natural resource or recreation amenities of the park once the pipeline has been laid and the land surface reseeded and restored.

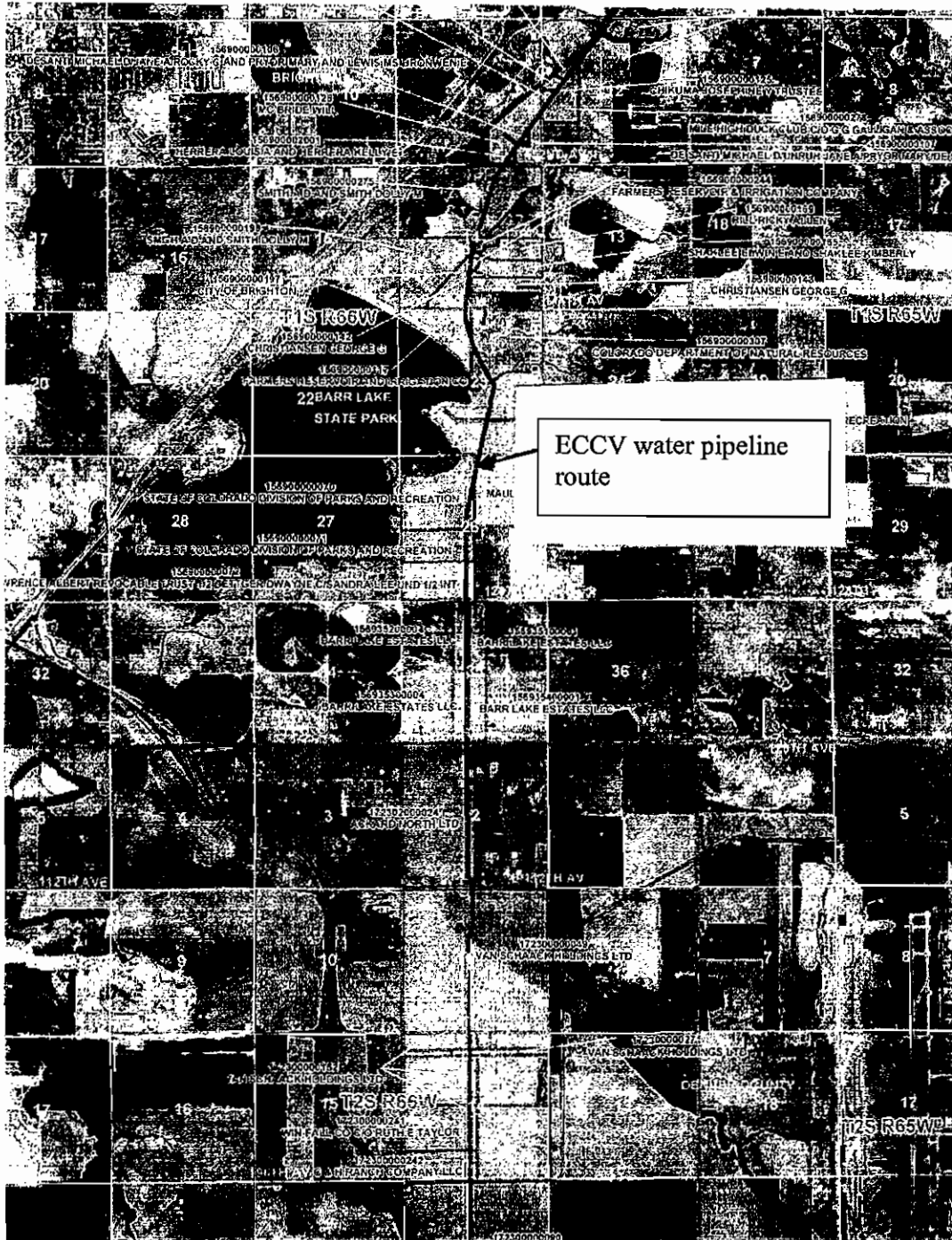
- 4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant a permanent water transmission pipeline easement (together with temporary construction easement) to ECCV across Barr Lake SP. The Director has found the granting of this water pipeline easement to not conflict with parks and recreation purposes.

- 5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant a water transmission pipeline easement (together with temporary construction easement) to ECCV at Barr Lake State Park, under the terms and conditions described in this Action Item."


APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE

PROPOSED ROUTE FOR ECCV WATER TRANSMISSION PIPELINE



CIG PIPELINE ROUTE THROUGH PARK
(ECCV PIPELINE TO BE IN THIS CORRIDOR)



COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Barr Lake SP-Gas Pipeline Easement
TOPIC

Greg Monroe
PREPARED BY

January 20, 2005
DATE

<u> X </u>	ACTION ITEM	<u> </u>	INFORMATION ITEM	<u> </u>	DRAFT COPY	<u> X </u>	FINAL COPY
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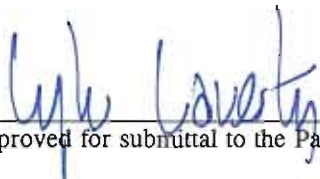
- 1) **PURPOSE:** To request Board approval for granting a natural gas pipeline easement across a portion of Barr Lake State Park.

- 2) **BACKGROUND INFORMATION:** Encana Oil & Gas Co. has requested an easement for an underground natural gas collection pipeline across the southeast corner of Barr Lake State Park (see attached map). The pipeline will transport natural gas produced by a new well on private land south of the park to Encana's existing main transmission pipeline which runs through the park. This will be a small diameter (3") pipeline traversing roughly 200-300' of park land.

- 3) **DISCUSSION AND SUMMARY:** As with other pipeline easements across Barr Lake SP, we will charge Encana \$175/rod (\$10.61/foot, at 16.5'/rod) for the easement. There should not be any significant impact to the natural resource or recreation amenities of the park once the pipeline has been laid and the land surface reseeded and restored.

- 4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant a natural gas collection pipeline easement to Encana Oil & Gas Co. across Barr Lake SP. The Director has found the granting of this natural gas pipeline easement to not conflict with parks and recreation purposes.

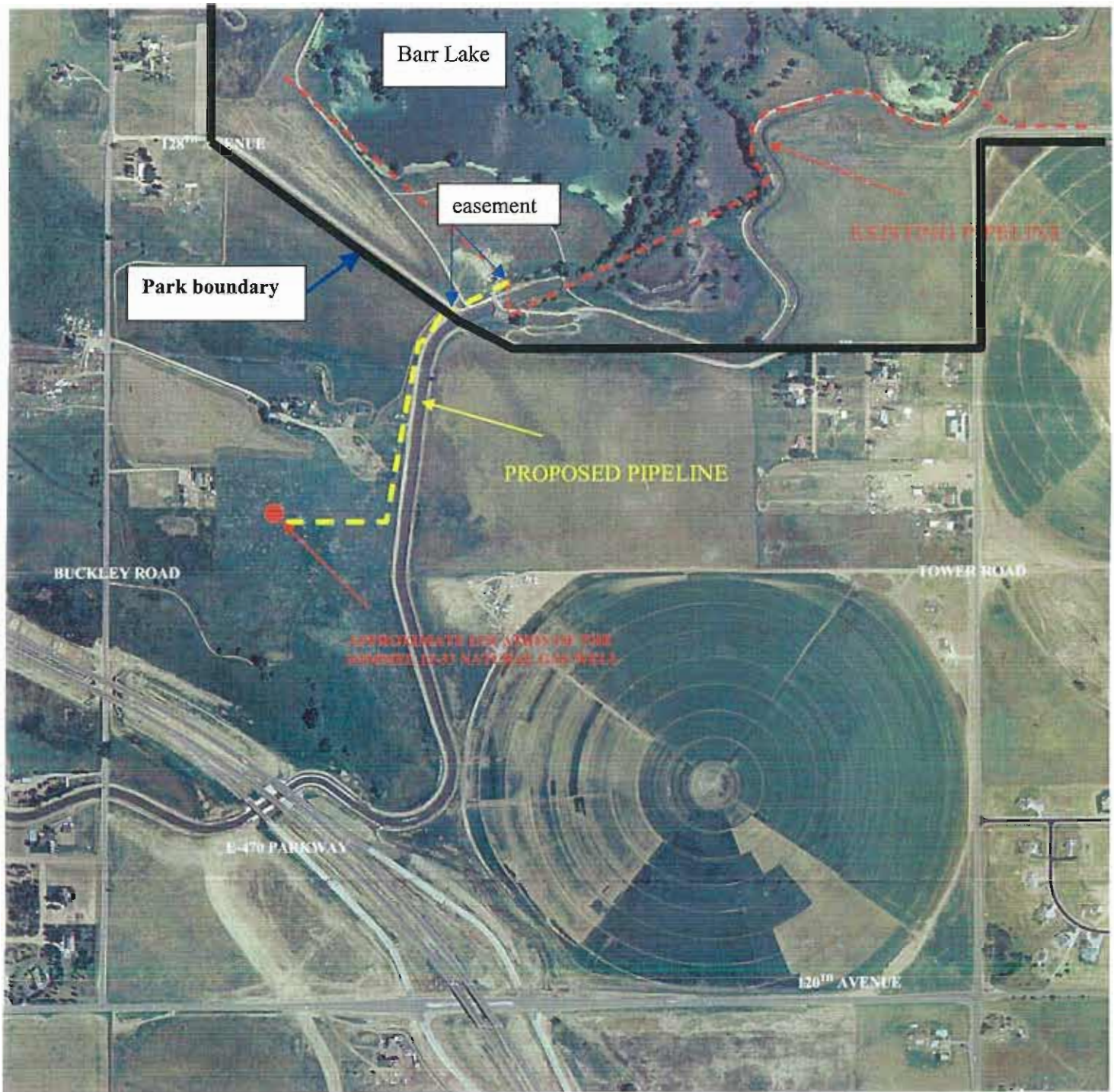
- 5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant a natural gas collection pipeline easement to Encana Oil & Gas Co. at Barr Lake State Park, under the terms and conditions described in this Action Item."



Approved for submittal to the Parks Board

February 2, 2005
Date

ENCANA OIL & GAS CO. PIPELINE



Township 1 South, Range 6 West of the 6th P.M.
Section 33

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Pearl Lake SP-Wellsite Easement Purchase
TOPIC

Greg Monroe
PREPARED BY

January 25, 2005
DATE

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- 1) **PURPOSE:** To request Board approval for the purchase of a wellsite and water pipeline easement across a neighboring private property owner at Pearl Lake State Park.

- 2) **BACKGROUND INFORMATION:** Recently, our water well and part of the pipeline serving the campground and cabins at Peal Lake was found to be located on private land just adjacent to the park. This "error" was discovered through a recent boundary survey, which shows our well lying 15-20 feet beyond our boundary on private land. We now need to drill another well next to the old existing well. The private property owner, Lee Emery, has agreed to sell us an easement for the wellsite and pipeline across his land.

- 3) **DISCUSSION AND SUMMARY:** There is no record of a written easement ever having been granted to State Parks for our well. State Parks would like to enter into a written easement agreement to ensure the wellsite/pipeline is an official matter of record. Emery has agreed to sell us the easement for \$4,900. This is a reasonable cost to resolve a long-outstanding issue and promote good relations with a park neighbor.

- 4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to purchase a wellsite/water pipeline easement across the land of Lee Emery, at Pearl Lake SP. The Director has found this easement purchase to be necessary, suitable or proper for parks and outdoor recreation purposes.

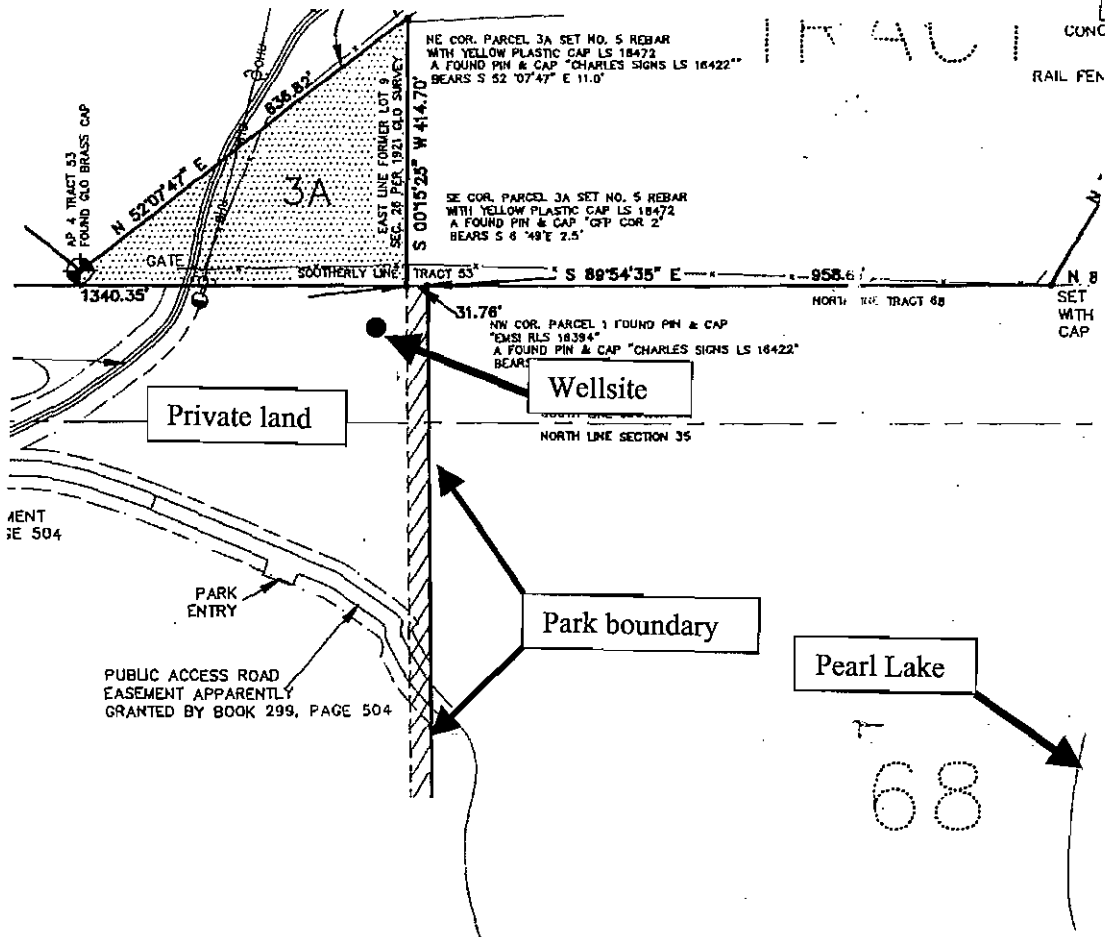
- 5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to purchase a wellsite/water pipeline easement across the land of Lee Emery at Pearl Lake SP, under the terms and conditions described in this Action Item."



APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE

APP/



COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Eldorado Canyon SP-Easement Exchange
TOPIC

Greg Monroe
PREPARED BY

January 23, 2005
DATE

<u>X</u>	ACTION ITEM	___	INFORMATION ITEM	___	DRAFT COPY	<u>X</u>	FINAL COPY
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1) **PURPOSE:** To request Board approval for an exchange of easements between Asphalt Paving Co. and State Parks across a portion of Eldorado Canyon State Park.

2) **BACKGROUND INFORMATION:** In 1997, we acquired (in fee title) 284 acres of BLM land under the Recreation & Public Purposes Act (R&PP). This rugged isolated R&PP land is located south of the Inner Canyon section of the park, and mostly surrounded by private land (much of the private land owned by Asphalt Paving Co.). When BLM conveyed title to State Parks, they also reserved and granted an existing road right-of-way (ROW) access to Asphalt Paving across a portion of the R&PP land, approximately 1/3 mile in length. BLM conditioned the ROW grant on the requirement that Asphalt Paving obtain mining permits at the State and local level for their proposed gravel mining operation. The ROW is scheduled to expire in June 2005.

Since BLM never held an easement for legal access to these R&PP lands, our access has been at the discretion (and good will) of the private landowners. The R&PP lands have been closed to the public since we acquired them. The rugged terrain and difficult (4WD) road access rule out vehicular public access (for the foreseeable future), although future trail links maybe possible. Asphalt Paving Co. has the ability to grant State Parks a continuous easement across their lands and several private parcels which will give us legal (and physical) access to the R&PP lands, for administrative and emergency purposes.

3) **DISCUSSION AND SUMMARY:** The grant of ROW to Asphalt Paving is not expected to significantly impact the R&PP lands. Parks will not bear any responsibility or cost for maintaining any part of the road. The BLM has reviewed and approved this exchange of ROW between State Parks and Asphalt Paving Co. We will benefit from legal access along roughly 5 miles of road, while giving up only a 1/3 mile ROW on State Park land.

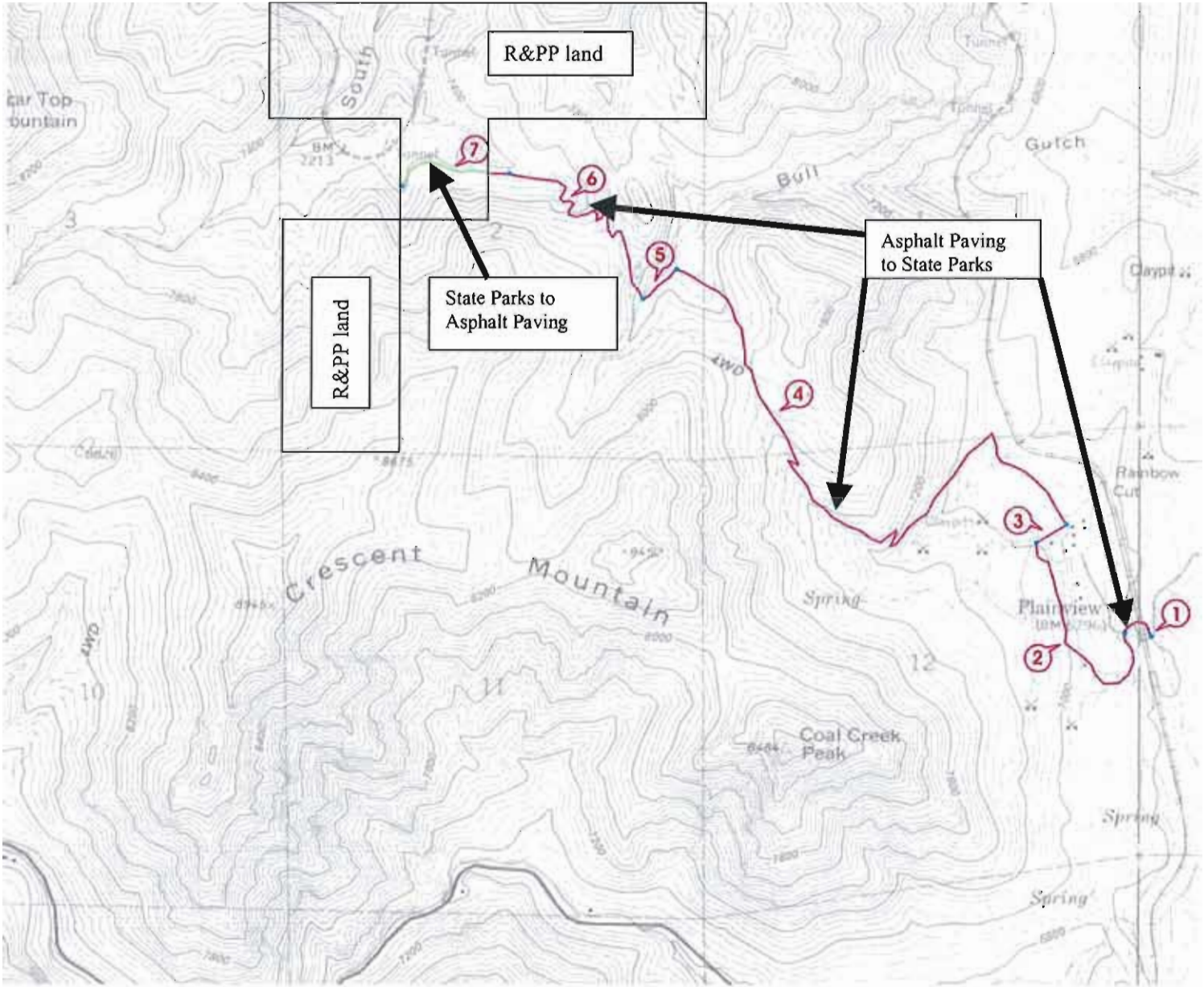
4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate a right-of-way easement exchange agreement with Asphalt Paving Co. across Eldorado Canyon SP. The Director has found this ROW exchange to be necessary, suitable or proper for parks and outdoor recreation purposes.

5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate a right-of-way easement exchange agreement with Asphalt Paving Co. across Eldorado Canyon SP, under the terms and conditions described in this Action Item."

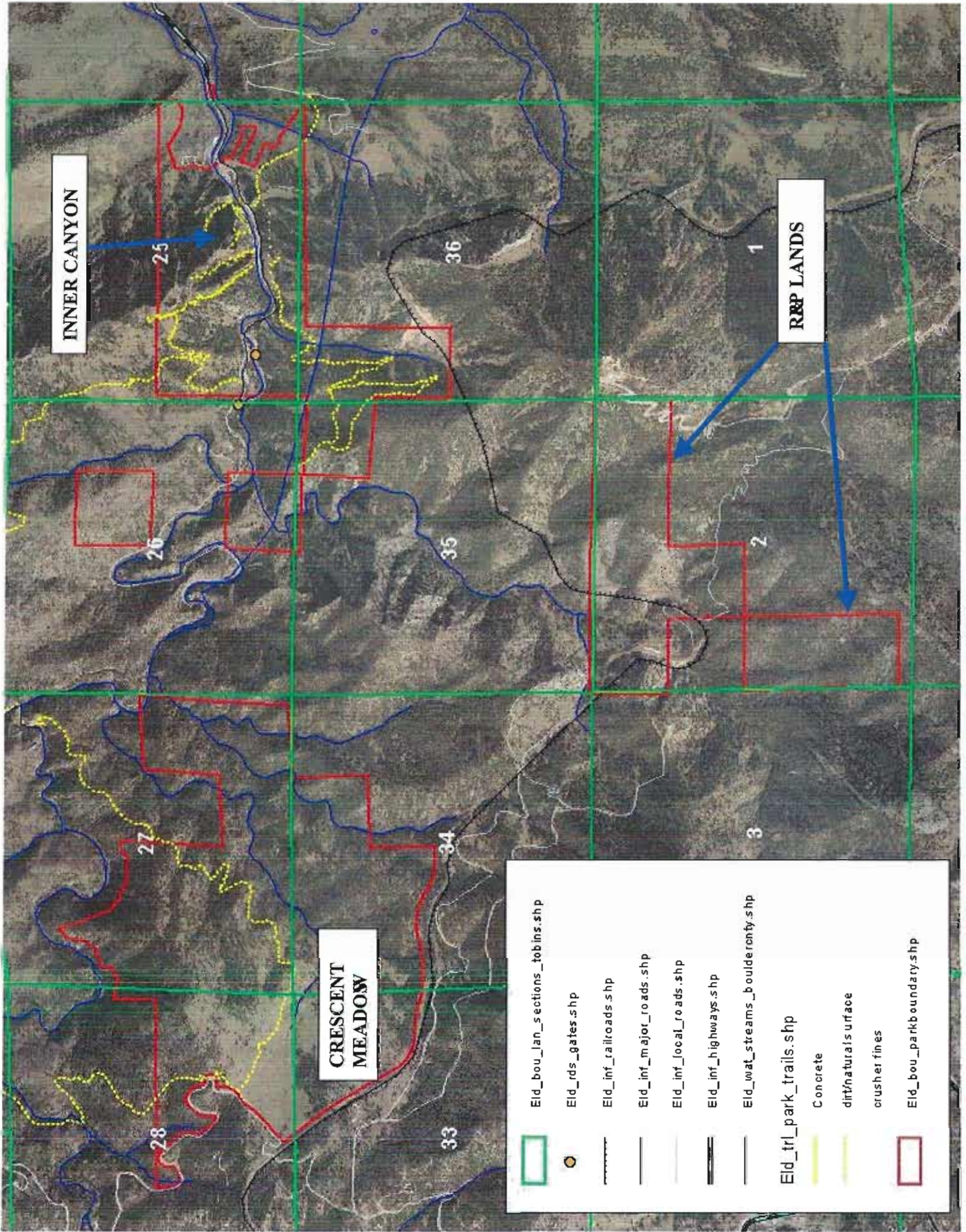














APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE



Colorado State Parks Row Exchange



	Eld_bou_jan_sections_tobins.shp
	Eld_rds_gates.shp
	Eld_inf_railsroads.shp
	Eld_inf_major_roads.shp
	Eld_inf_local_roads.shp
	Eld_inf_highways.shp
	Eld_wat_streams_bouldercofy.shp
	Eld_trl_park_trails.shp
	Concrete
	dirtnatural surface
	crusher fines
	Eld_bou_parkboundary.shp

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

St. Vrain State Park-Utility Easements
TOPIC

Dave Giger
PREPARED BY

January 28, 2005
DATE

 x ACTION ITEM INFORMATION ITEM DRAFT COPY x FINAL COPY

- 1) **PURPOSE:** To request Board approval for granting utility easements in St. Vrain State Park.
- 2) **BACKGROUND INFORMATION:** The development of St. Vrain State Park requires the extension of utilities (electric, gas, sewer and water) into the park to the service connection. These utilities are owned, operated and maintained by the utility companies. Each utility company requires a permanent easement to operate and maintain the service.
- 3) **DISCUSSION AND SUMMARY:** Staff believes the utility easements are necessary and required by the utility companies for the development of this park. Without the easements the utility companies will not provide the services. The routes for the utilities will be agreed upon by staff before granting of the easements. There shall be no cost to the utility companies for the easements, since they would not provide services if we charge for the easement. These utility easements do not include the potential new St. Vrain Sanitation District's sewer main that may be extended through the northern portion of the park. When and if the sewer main is extended to and through the park property a Board review will be held before granting the easement.
- 4) **DIVISION RECOMMENDATIONS:** Staff recommends the Board authorize the Director to negotiate and grant permanent utility easements (together with temporary construction easements) to utility companies at no cost.
- 5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant utility easements at no cost to the utility companies, under the terms and conditions described in this Action Item, at St. Vrain State Park."



APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Lake Pueblo SP-Wellsite Easements
TOPIC

Greg Monroe
PREPARED BY

January 24, 2005
DATE

<u>X</u>	ACTION ITEM	___	INFORMATION ITEM	___	DRAFT COPY	<u>X</u>	FINAL COPY
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- 1) **PURPOSE:** To request Board approval for granting two (2) separate wellsite and water pipeline easements across a portion of Lake Pueblo State Park.

- 2) **BACKGROUND INFORMATION:** Two small water companies, Pueblo Gardens Water Co. and Sunset View Water Association, operate 2 wellsites (with appurtenant water lines) on our recently purchased Valco property east of Lake Pueblo dam. These water companies serve small residential subdivisions up on the bluffs (to the south) of the Arkansas River. The wells and pipelines have existed and been in service since well before Valco's (and our) acquisition of the land.

- 3) **DISCUSSION AND SUMMARY:** There are no records of written easements ever having been granted to the water companies for either well. The companies and State Parks would like to enter into written easement agreements to ensure the wellsites/pipelines are an official matter of record. We do not intend to charge any fee to the companies due to the pre-existing nature of the wells.

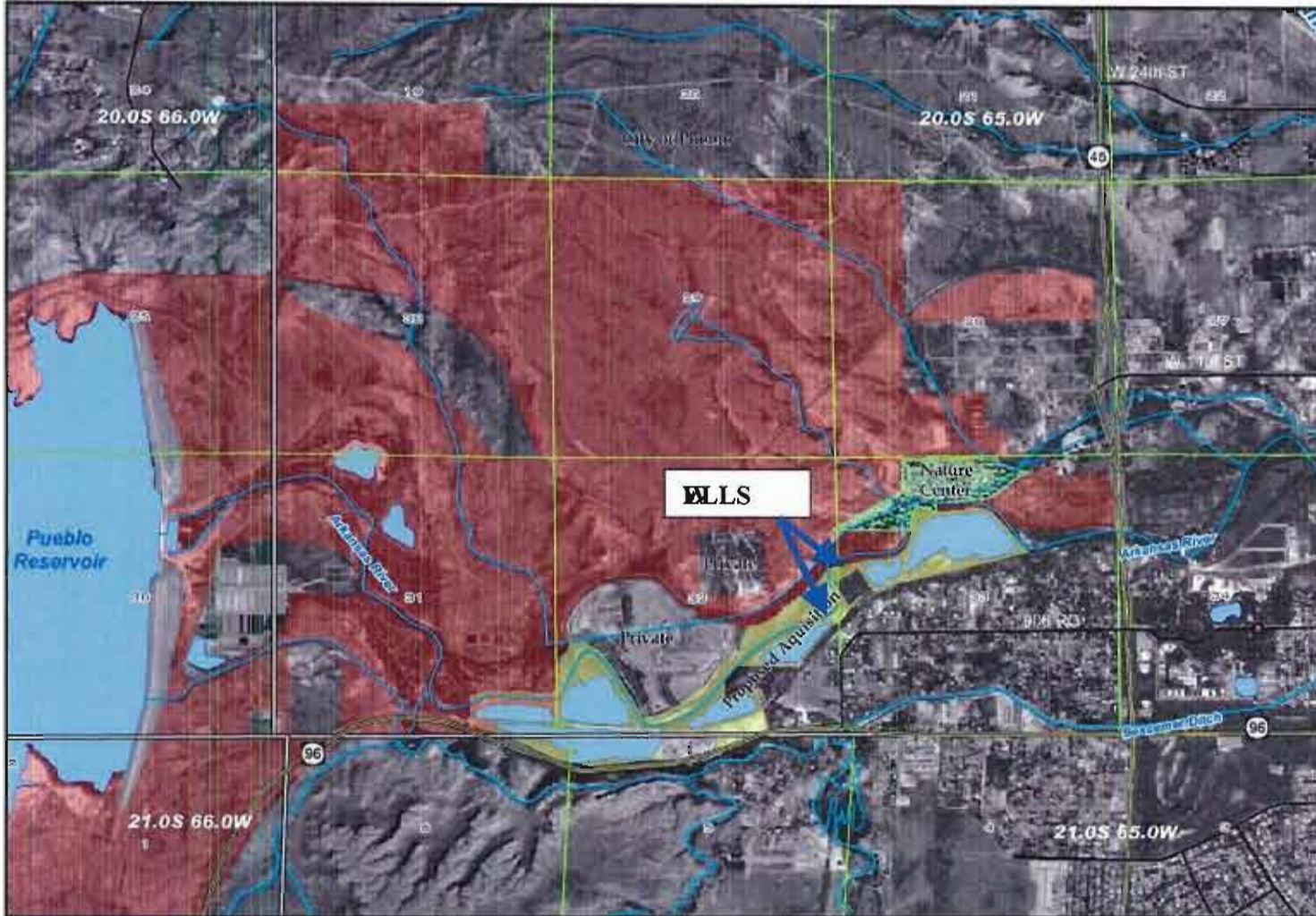
- 4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and grant wellsite/water pipeline easements to Pueblo Gardens Water Co. and Sunset View Water Association, across the Valco property at Lake Pueblo SP. The Director has found the granting of these easements to not conflict with parks and recreation purposes.

- 5) **SUGGESTED MOTION:** "I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and grant wellsite/water pipeline easements to Pueblo Gardens Water Co. and Sunset View Water Association, across the Valco property at Lake Pueblo SP, under the terms and conditions described in this Action Item."



APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE



Lake Pueblo State Park

Proposed Acquisition and Adjacent Parcels

- Legend**
- Roads
 - Highways
 - Valco-Proposed Acquisition
 - City of Pueblo-Nature Center
 - Pueblo State Park
 - Sections
 - Townships



Cartographic Information:
 Datum: NAD 27
 Projection: UTM
 Spheroid: Clarke 1866
 Units: Meters

Map Prepared by: Colorado State Parks
 Revision: 05/2011

Department of Natural Resources, Colorado State Parks
 The Colorado Department of Natural Resources (CDNR) is an agency of the State of Colorado. It is responsible for the management and protection of the state's natural resources. The CDNR is committed to providing information and services to the public. This map is provided for informational purposes only. It is not intended to be used as a legal document. The CDNR is not responsible for any errors or omissions in this map. The CDNR is not responsible for any damages or liabilities arising from the use of this map. The CDNR is not responsible for any claims or damages arising from the use of this map. The CDNR is not responsible for any claims or damages arising from the use of this map.

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Lone Mesa State Park – Grazing Permit
TOPIC

Kurt Mill
PREPARED BY

January 25, 2005
DATE

 ACTION INFORMATION DRAFT FINAL
 X ITEM ITEM COPY COPY

- 1) **PURPOSE:** The purpose of this action item is to seek Board approval for permitting the grazing on Lone Mesa State Park.

- 2) **BACKGROUND INFORMATION:** In 1999, State Parks acquired the three ranches that now comprise Lone Mesa State Park. During the acquisition phase of Lone Mesa in a meeting with the Dolores County Commissioners and adjoining landowners, the issue of continued grazing of the ranch was brought up. Essentially these groups had a concern that if the State were to acquire Lone Mesa, they would like to see the ranch continued to be grazed. Their concerns were from a local economic issue as well as keeping the fire danger down. The first three years that the Division managed Lone Mesa State Park, the grazing occurred through a permit to one of the original ranch owners per the acquisition agreement with this individual. Since that time, the Division has continued the grazing through yearly permits.

- 3) **DISCUSSION AND SUMMARY:** The Lone Mesa Staff has put together a grazing plan for Lone Mesa State Park that primarily benefits wildlife habitat values, while at the same time provides the benefits of grazing while providing a continued revenue stream to the Division. A great deal of work was done with range specialists from the Bureau of Land Management and the Colorado Division of Wildlife in putting this plan together.

- 4) **DIVISION RECOMMENDATION:** Staff recommends that the Board authorize the Director to enter into permits for the purposes of providing grazing at Lone Mesa State Park.

- 5) **SUGGESTED MOTION:** “I move the Board of Parks and Outdoor Recreation authorize the Director to enter into a permit for the purposes of providing grazing at Lone Mesa State Park.”



APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Cherry Creek State Park Land Exchange
TOPIC

Bob Toll
PREPARED BY

01/25/05
DATE

<u> </u>	ACTION	<u> </u>	INFORMATION	<u> </u>	DRAFT	<u> </u>	FINAL
<u>x</u>	ITEM	<u> </u>	ITEM	<u> </u>	COPY	<u>x</u>	COPY

- 1) **PURPOSE:** Grant the Director the authority to negotiate and consummate a land exchange with the City of Aurora.

- 2) **BACKGROUND INFORMATION:** The City of Aurora proposes to exchange land (exhibit A) with the Division at Cherry Creek State Park. The City of Aurora (City) requests parkland (park parcel) for traffic safety improvements on Parker Road (SH 83). The requested parcel is a narrow strip of land totaling less than one acre along the eastern border of the park.

The City proposes to purchase land (replacement parcel) for State Parks on the southern border of Cherry Creek State Park. This replacement parcel will be equal if not exceed in size and value the land requested by the City.

Colorado State Parks leases the land at Cherry Creek State Park from the U.S. Army Corps of Engineers (USACE). If the proposal moves forward the USACE would remove the parcel from the State's lease and convey an easement to the City for the safety improvements. The Colorado Department of Transportation (CDOT) would then build the improvements. The land purchased by the City (replacement parcel) would be deeded (fee title) to the State.

- 3) **DISCUSSION AND SUMMARY:** Parks Board Policy A-225 provides direction on easements and rights of way across State owned or leased land. The proposed exchange complies with this policy.

The City has identified the Quincy/Parker intersection as a critical traffic safety problem within its jurisdiction. Solutions and options for the City are limited. If a land exchange with the State is not approved the City will likely begin condemnation proceedings of private land (commercial) that surrounds the intersection. The park parcel is a disturbed mixed grass community heavily influenced by the Parker Road corridor. There are no park facilities on the parcel nor are there any planned.

The replacement parcel is a portion of a 17-acre parcel that has 5 radio transmission towers on it. The replacement parcel itself has no improvements on it however and is comprised of an upland grass community interspersed with weedy species. The parcel provides additional buffer to wetlands in the Lone Tree Creek drainage.

Protection of park values adjacent to the park parcel is identified in Exhibit B. The City and CDOT went well beyond the minimums to protect the park, especially storm water quality draining the Quincy/Parker intersection.

The National Park Service (NPS) will also rule on the exchange if the Board approves. The NPS has jurisdiction on lands such as Cherry Creek where Land and Water Conservation Funds were used and a conversion of use is proposed.

Purchase of the replacement parcel also presents an opportunity for the State to consider ownership of the entire parcel. The landowner has expressed an interest in selling the entire parcel at a reduced price if he is allowed to continue limited use of the site for a period of time.

The replacement parcel is rated a high priority in the parks land inventory plan. A developer is in the process of building a mix of commercial property and 1000 homes ¼ mile south of the replacement parcel.

- 4) **DIVISION RECOMMENDATION:** Approve the exchange subject to approval of the National Park Service and United States Army Corps of Engineers. The State should continue negotiations with the landowner for potential purchase of the entire parcel.
- 5) **SUGGESTED MOTION:** "I move the Board of Parks and Outdoor Recreation authorize the Director to negotiate and consummate a land exchange with the City of Aurora at Cherry Creek State Park."


APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE



STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 6
Planning & Environmental
2000 South Holly Street
Denver, CO 80222
(303) 757-9372



RECEIVED JAN 12 2005

January 6, 2005

Mr. Bob Toll
Cherry Creek State Parks
4201 S. Parker Road
Aurora, CO 80014

Mr. Alfredo Rios
US Army Corps of Engineers
Tri Lakes Project Office
9307 South Wadsworth Boulevard
Littleton, CO 80128

This letter is requesting concurrence from State Parks and the US Army Corps of Engineers for the impacts and mitigation measures associated with the planned improvements in the vicinity of Parker Road and Quincy Avenue. This project does require use of a portion of right of way from the State Park property at that location. This letter has been developed in consultation with the State Parks staff and the US Army Corps of Engineers.

The City of Aurora and the Colorado Department of Transportation propose constructing an additional southbound to eastbound left turn lane to the existing two left turn lanes at the intersection of Quincy Avenue and Parker Road and to resurface Parker Road from Quincy to Lehigh Avenue. This intersection is adjacent to the eastern boundary of Cherry Creek State Park. Adding this third left turn lane would shift the two existing southbound through lanes on Parker Road to the west, which would permanently impact 0.28 acres of Cherry Creek State Park. Figure 3 shows the proposed improvements and the necessary use of adjacent Section 4(f) property. The white topping portion of this project is from East Quincy Avenue to East Lehigh Avenue MP 68.67 to MP 69.36. This resurfacing project consists of milling $\frac{3}{4}$ -inches of asphalt and overlay 6-inches of concrete from Lehigh to South of Quincy except 10-inches in the intersection. This resurfacing completes the concrete pavement for Parker Road.

This project would provide necessary operational improvements to the congested intersection situated on existing major regional and principal arterials. The improvements would result in reducing vehicular delay and address safety issues. There have been numerous accidents at this intersection and additional safety issues related to backup from the congested left turn lanes into the through traffic

2 - Continued - December 29, 2004

on southbound Parker Road. The improvement is estimated to reduce crashes at this intersection by 25 percent. This action serves to complement improvements that are presently being constructed immediately north of this project on Parker Road. In addition, the project would provide a pedestrian and bike facility that would link to a trail entrance to the Cherry Creek State Park, a major open space and park facility.

This memo is intended to describe the impacts to the park that are anticipated to occur as a result of the proposed project, as well as measures that are proposed to mitigate those impacts.

The applicable programmatic agreement for Section 4(f) evaluation and approval for federally-aided highway projects with minor involvements with public parks, recreation lands, and wildlife and waterfowl refuges requires that officials having jurisdiction over the Section 4(f) lands (Colorado State Parks and the U.S. Army Corps of Engineers) document their concurrence that the proximity impacts of the project on the remaining Section 4(f) land shall not impair the use of such land for its intended purpose.

Property Impacts

Impacts: The proposed project is anticipated to permanently incorporate 0.28 acres of the park. This incorporation encompasses a narrow sliver of land along Parker Road north of Quincy, and would result in a permanent take of park land for the transportation project. Temporary occupancy during construction would include an additional 0.57 acres of the parkland.

The temporary occupancy of the 4(f) land would be so minimal that it would not constitute a use within the meaning of section 4(f) because:

- Duration will be temporary, i.e., less than the time needed for construction of the project, and there would be no change in ownership of the land.
- Scope of the work will be minor, i.e., both the nature and the magnitude of the changes to the section 4(f) resource will be minimal.
- There are no anticipated permanent adverse physical impacts, nor will there be interference with the activities or purpose of the resource, on either a temporary or permanent basis.
- The land being used would be fully restored, i.e., the resource will be returned to a condition which is at least as good as that which existed prior to the project.

The attached plans indicate the extent of the permanent and temporary easement areas.

3 - Continued - December 29, 2004

Mitigation: Subject to the requirements of Section 6(f) of the Land and Water Conservation Fund Act, the City of Aurora would acquire a replacement parcel of reasonably equivalent usefulness, value, and location as the property to be permanently impacted by the project. This replacement parcel must be approved by State Parks and the National Park service and would be exchanged for the property acquired for the project and would be deeded to the State Park.

Mitigation would also include the measures to minimize harm to the Section 4(f) property, including tree replacement, re-seeding, weed control, erosion control, drainage improvements, and fence replacement. These measures are described in greater detail below and in the Programmatic Section 4(f) Evaluation.

Park Boundary Fence

Impacts: About 1,300 feet of the existing park boundary fence would be impacted by the proposed project.

Mitigation: The park boundary fence would be replaced with a new fence of similar or equal design and function along the new park boundary.

Vegetation

Impacts: Existing trees along the boundary fence or within the permanent impact area would be removed. Trees within the temporary construction easement may be removed, if necessary. Other vegetation, including grasses and low shrubs would be destroyed in the permanent impact area and are likely to be disturbed in the temporary construction area.

Mitigation: Trees and shrubs that are removed for the project would be replaced with native species at a 1 to 1 ratio. Trees within the temporary construction easement would be avoided to the greatest extent possible. Disturbed areas within the temporary construction easement would be re-seeded with a native grass mix. Performance standards will be developed with the State Park to ensure that restoration activities are effective. Noxious weeds would be controlled in the project area during and after construction for up to three years. A restoration plan will be developed to meet the approval of the State park during final design.

Water Quality

Impacts: A small drainage swale enters the park from the project area. The permanent and temporary impact areas would be susceptible to erosion and potential water quality degradation during and after the construction. Excessive erosion could affect storm flows and water quality in the project area and elsewhere in the park.

Mitigation: Standard Best Management Practices for water quality protection (including erosion control measures and revegetation) would be employed during

4 - Continued - December 29, 2004

and after construction to manage storm water, control erosion, and reduce or eliminate any water quality impacts.

The existing storm water collection facilities would be upgraded to better manage storm flows and reduce the amount of trash and other pollutants that enter the park from the project area. Two new inlets would be added at the intersection and three new inlets would be added to the widened portion of southbound Parker Road. Permanent water quality features would be incorporated into the southbound Parker Road drainage system, north of Quincy Avenue, which outfalls to an existing drainage swale within Cherry Creek State Park.

These mitigation measures would result in a long-term net benefit to water quality in the park.

Light

The existing lights along Parker Road may currently impact portions of the park. The proposed project would reset some of the existing lights. This would not result in any additional impacts to the park due to lights. There are no high mast fixtures within the project limits. The only lighting on this project is the luminaries to be installed on the traffic signal poles. These proposed fixtures would comply with the "Dark Skies" legislation requirements, and would not raise additional lighting concerns. The lighting adjacent to the park will be shielded in order to minimize light effects on the park.

Berming

If any extra fill is available, it will be used for a naturally shaped berm along the park boundary within the temporary easement area. The final plans for the grading in the park property will be reviewed with the State Park staff and Corps of Engineers.

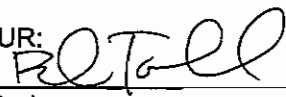
CDOT requests concurrence from the State Parks and the US Army Corps of Engineers for the impacts and mitigation described above. This concurrence will be included with the 4(f) evaluation to be forwarded to FHWA for review and approval.

Sincerely,



James A. Paulmeno
Region 6 Planning & Environmental Manager

CONCUR:



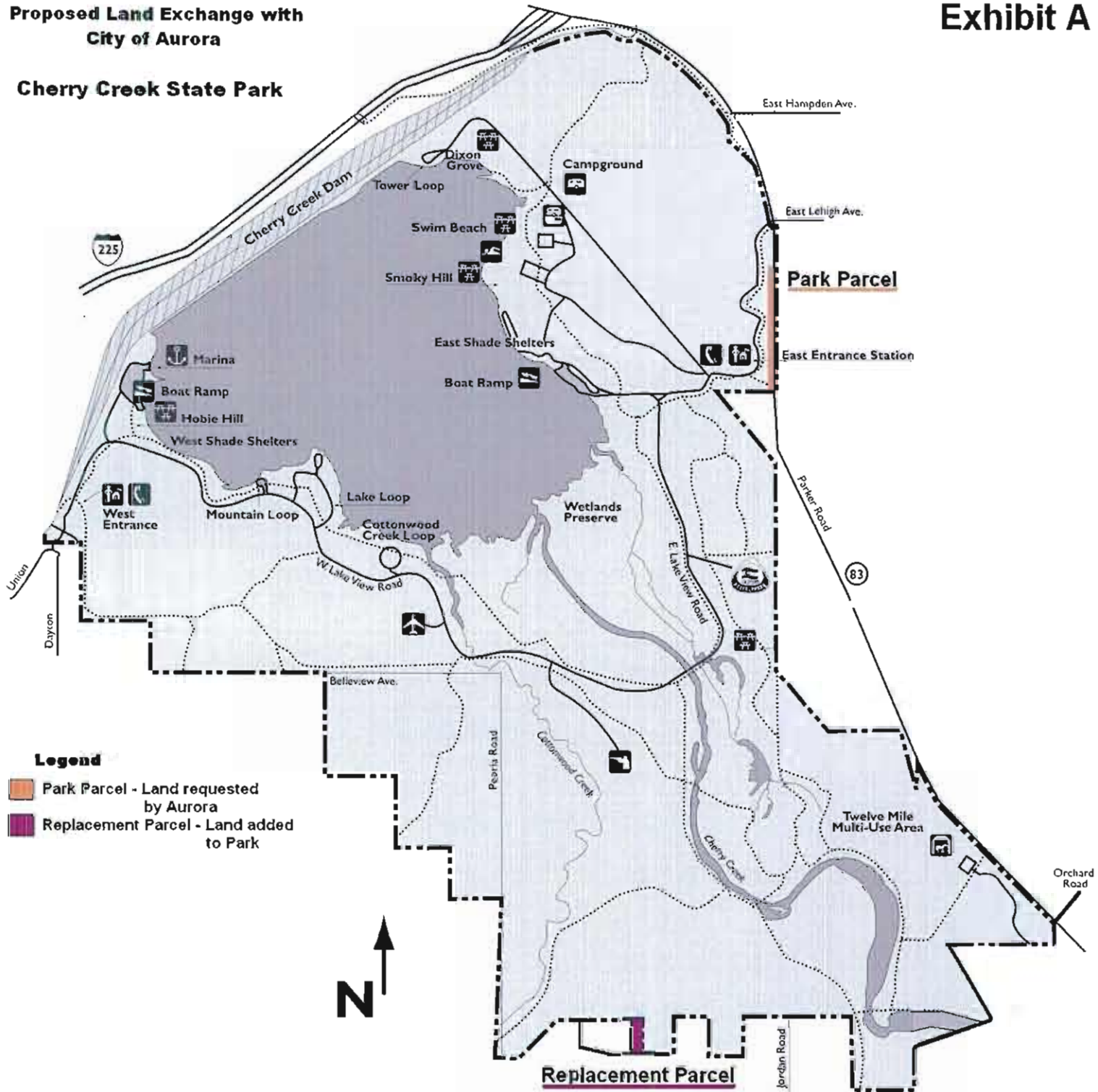
State Parks

U.S. Army Corps of Engineers
Enclosures

**Proposed Land Exchange with
City of Aurora**

Exhibit A

Cherry Creek State Park



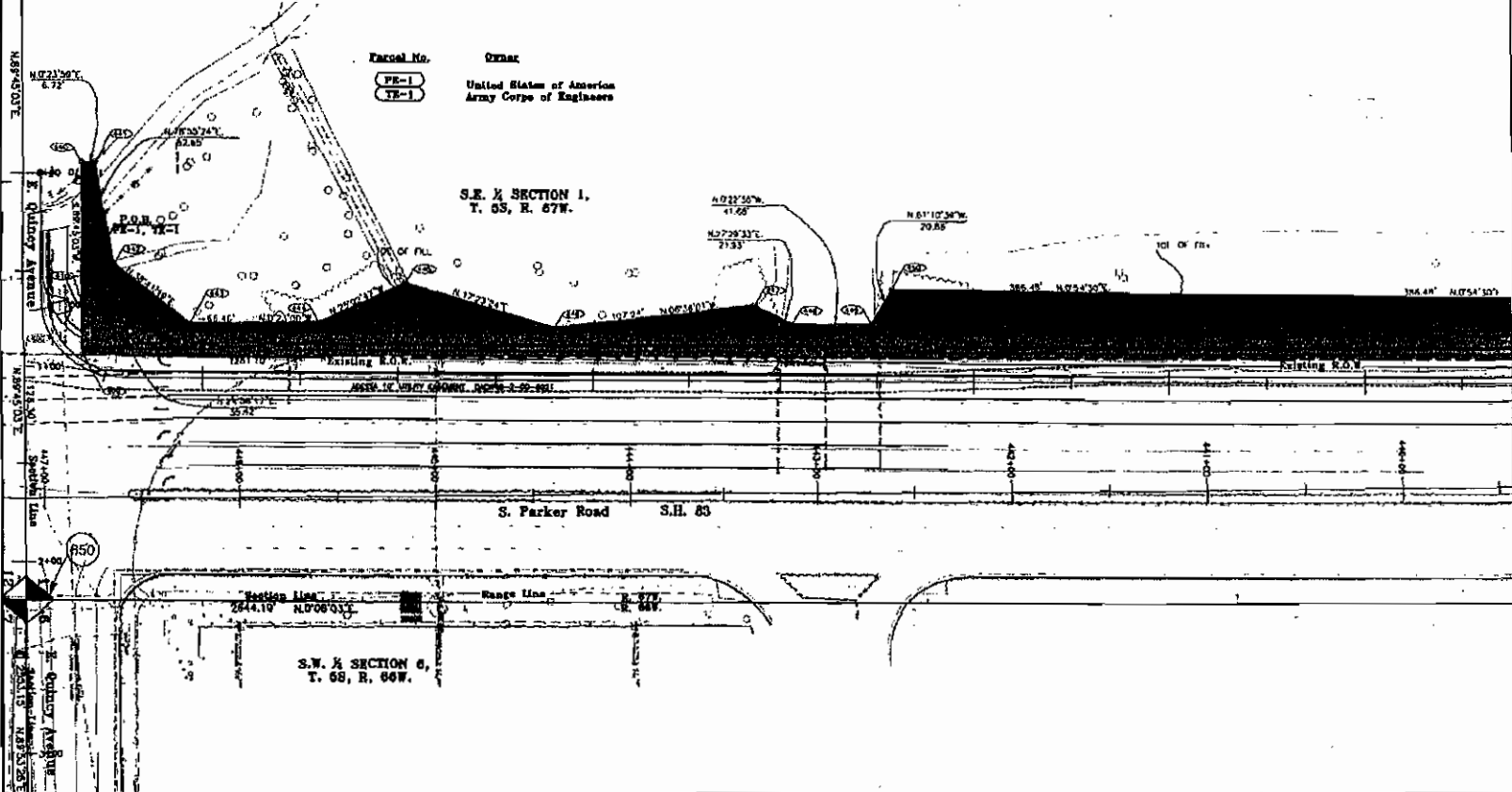
COLORADO DEPARTMENT OF TRANSPORTATION

DOT Region 6
 2000 South Holy Street
 Denver, CO 80222
 Phone: (303) 757-9922 FAX: (303) 757-9063
 Right of Way Plans & Survey Unit: Patricia Dickerson, PLS II

Sheet Revisions		Sheet Revisions		Sheet Revisions	
NO.	DATE	NO.	DATE	NO.	DATE

Right of Way Plans	
Plan Sheet	
Project Number:	STU M055-014
Project Location:	Duincy and Parker Intersection
Project Location:	S.H. 65
Project Date:	1/24/04
Drawn by:	
Checked by:	
Scale:	

Cherry Creek State Park



ERO Resources Corp.
 1842 Clarkson Street
 Denver, CO 80218
 (303) 830-1188
 Fax: (303) 830-1199

- Temporary easement
- ROW Acquisition



**Figure 3 – Sheet 1
 Proposed Improvements
 and 4(f) impacts**

Prepared for: CDOT
 File: 2736 Figure 3 sheet 1.ai
 December 2004

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Golden Gate Canyon SP Acquisition
TOPIC

Greg Monroe
PREPARED BY

January 20, 2005
DATE

<u>X</u>	ACTION ITEM	___	INFORMATION ITEM	___	DRAFT COPY	<u>X</u>	FINAL COPY
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1) **PURPOSE:** To request Board approval for purchasing the Works property at Golden Gate Canyon State Park.

2) **BACKGROUND INFORMATION:** The Works property consists of 32 acres of land together with two (seasonal) cabins and minor outbuildings. The property is located just north of Reverend's Ridge Campground at the northwest corner of the park.

The owner of the property, John Works, died in May 2004 and his will directed that the property be offered for sale to State Parks, if we were interested. After evaluating potential use of the property to us (see below), we ordered an appraisal. The appraisal established a market value of \$325,000. Negotiations with the executor of the estate (David Works, the son) established they are willing to sell the property for \$325,000.

3) **DISCUSSION AND SUMMARY:** The Works property has value as a buffer to the park and campground. At least one of the two cabins has potential to be upgraded and converted for rental use, and added to the existing cabin/yurt rental program at the park. We will also be able to gate and close off an access road to this property. Acquiring the Works property makes good sense and will be a positive addition to the park.

4) **DIVISION RECOMMENDATION:** Staff recommends the Board authorize the Director to negotiate and consummate the purchase of the Works property at Golden Gate Canyon SP. The Director has found this acquisition of land to be necessary, suitable or proper for parks and outdoor recreation purposes.

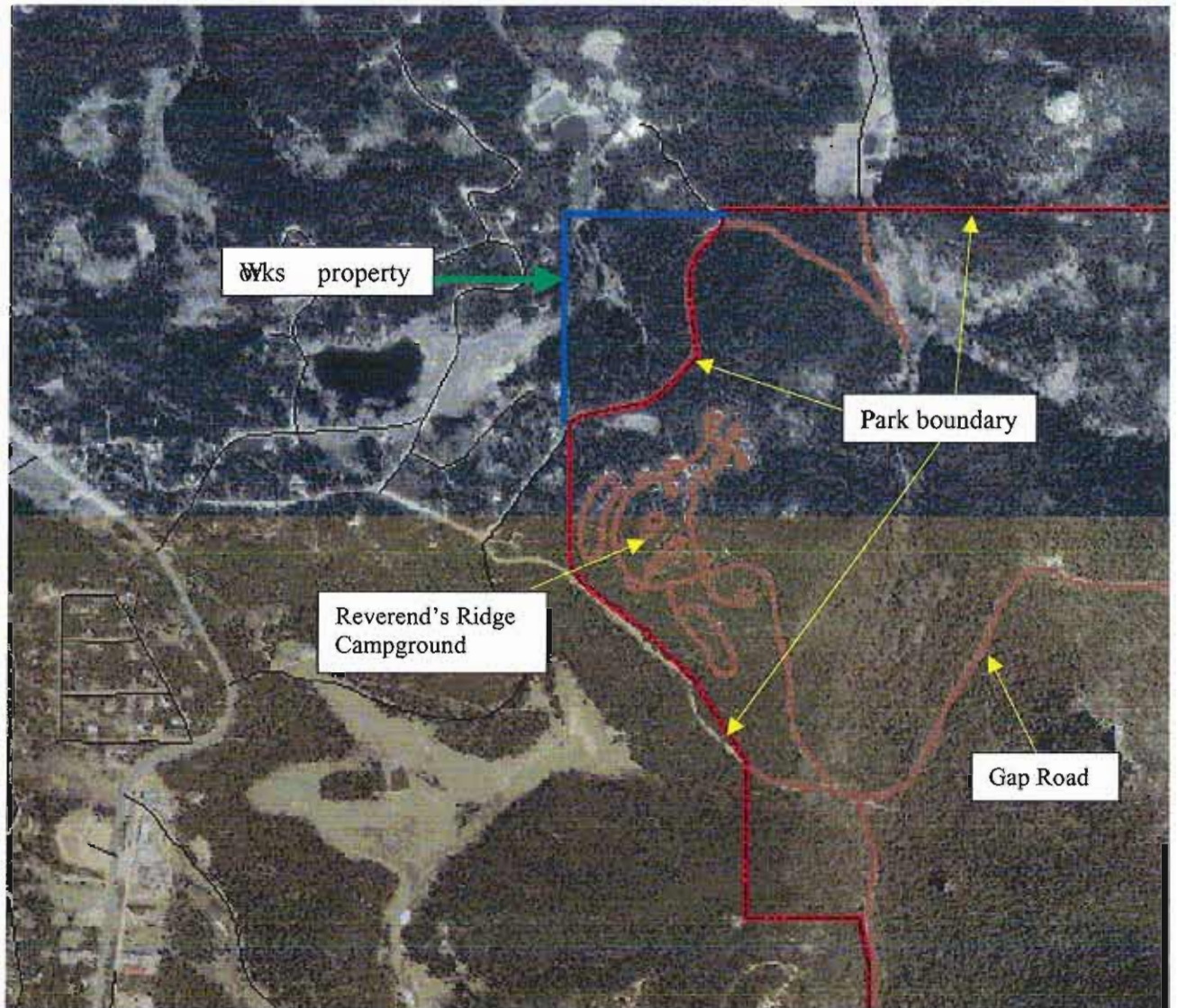
5) **SUGGESTED MOTION:** I move that the Board of Parks and Outdoor Recreation authorize the State Parks Director to negotiate and consummate the purchase of the Works property at Golden Gate Canyon SP, as described in this Action Item.



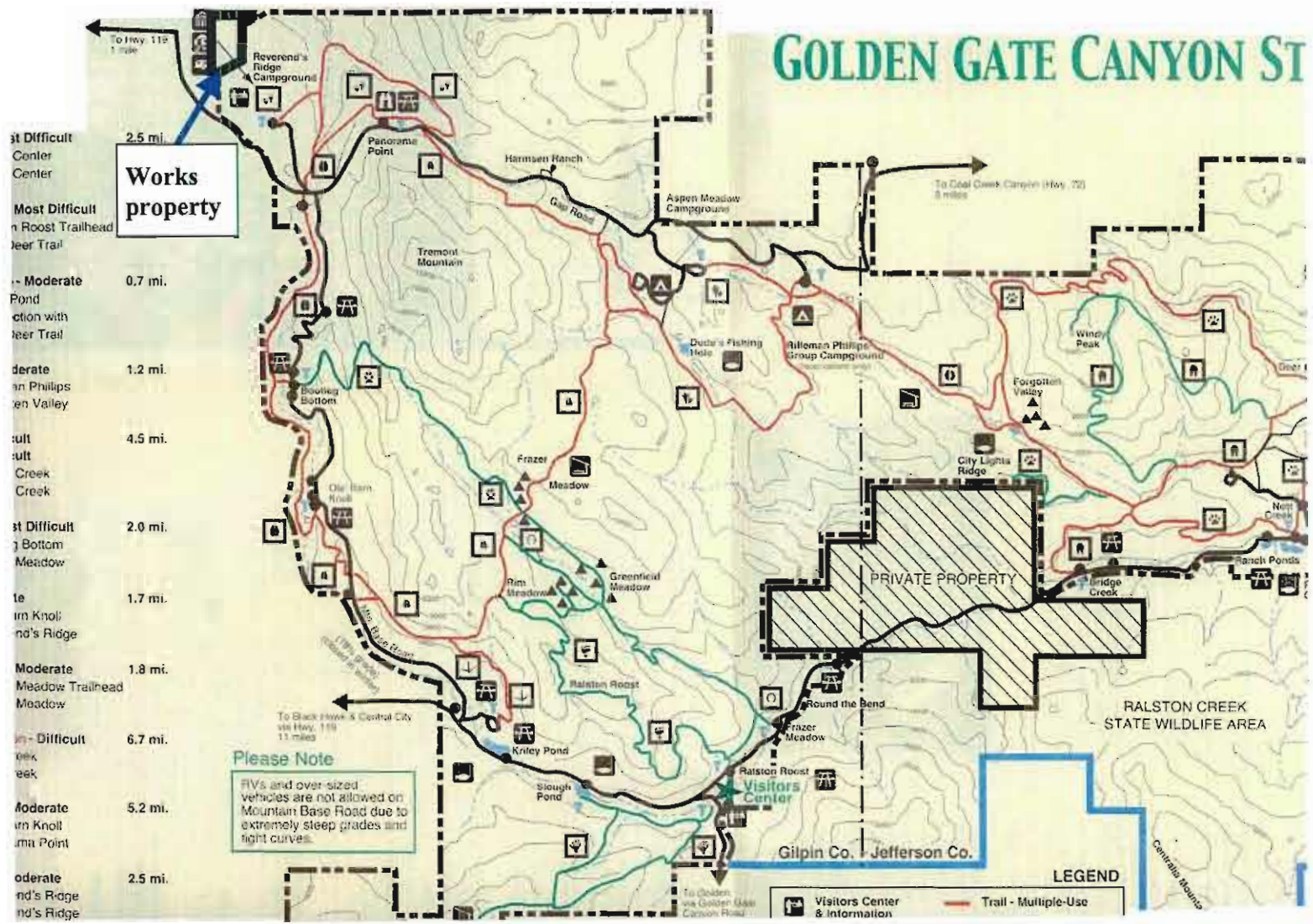
APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE

WORKS PROPERTY
(Small scale)



GOLDEN GATE CANYON ST



- Most Difficult
Conifer Center
- Most Difficult
Roosevelt Trailhead
- Moderate
Pond
- Moderate
Panorama Point
- Moderate
Bowlhead Bottom
- Moderate
Old Barn Knob
- Moderate
Meadow Trailhead
- Moderate
Krisley Pond
- Moderate
Slough Pond
- Moderate
Roosevelt's Ridge

- 2.5 mi.
- 0.7 mi.
- 1.2 mi.
- 4.5 mi.
- 2.0 mi.
- 1.7 mi.
- 1.8 mi.
- 6.7 mi.
- 5.2 mi.
- 2.5 mi.

WORKS PROPERTY
(Large scale)

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION

Golden Gate Canyon SP Donation-Clinton Family Fund

Dan Weber

January 25, 2005

TOPIC

PREPARED BY

DATE

<u>XX</u>	ACTION ITEM	_____	INFORMATION ITEM	_____	DRAFT ITEM	<u>XX</u>	FINAL COPY
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- 1) **Purpose:** To seek Board approval for a \$23,000.00 cash donation from The Clinton Family Trust (Trust).

- 2) **Background Information:** Mr. Bruce Clinton has been a neighbor, benefactor and friend of Golden Gate Canyon State Park since the early 1980's. He has long been interested in helping park management meet certain goals that could not be achieved without his financial help. For more than ten years Mr. Clinton has made donations to Golden Gate Canyon State Park and the Friends of Golden Gate. Examples include materials for four (4) backcountry Appalachian style shelters, an ATV and matching funds (\$5,000.00) for a State Historical Society grant.

- 3) **Discussion and Summary:** In 2003, Mr. Clinton offered a 2 for 1 matching donation, not to exceed \$30,000.00, in order for the park to purchase a new wildland fire truck. State Parks recently issued a purchase order for a \$46,000.00 4X4 1 ton truck. The Trust is now providing their match, which will purchase the actual fire equipment for the truck. Once the truck and equipment are combined, Golden Gate will have a state of the art wildland fire fighting truck. It will replace a 1975 Dodge truck that has long outlived its usefulness.

- 4) **Division Recommendation:** The Director has found this donation to be necessary, suitable or proper for parks and outdoor recreation purposes. Staff recommends the Board give authorization to the Director to accept the \$23,000.00 donation from The Clinton Family Trust.

- 5) **Suggested Motion:** "I move Board of Parks and Outdoor Recreation authorize the Director to accept the \$23,000.00 donation from The Clinton Family Trust."



APPROVED FOR SUBMITTAL TO THE PARKS BOARD

February 2, 2005
DATE