COLORADO RECREATION RESOURCE ADVISORY
FEDERAL LANDS RECREATION ENHANCEMENT ACT
NEW FEE OR FEE CHANGE
PROPOSAL FORM

1. PROJECT DESCRIPTION

Name of Project Area/Site: STONE CELLAR GUARD STATION.

Project Contact Person: Kristi Murphy
Position Title _Recreation Specialist_ Phone #: 719-655-2547
Forest: _Rio Grande NF County:_Saguache
Ranger District:_Saguache Congressional District:_3rd
BLM Field Office__
Site Type (Cabin, Campground, Area, etc):_Cabin

Capacity:_12 Season of Use: _Year-Round

Fee Type: Standard Amenity___ Expanded Amenity_X__ Special Rec. Permit___

Proposed Action: New fee__X__ Change of fee____

Existing Fee: $
Proposed Fee: $50.00
Date of last fee increase:_

Summary of **benefits** the public receives or will receive:

- Nostalgia of staying in a rustic cabin.
- Escaping physical and social pressures.
- Improved health maintenance.
- Greater respect for cultural heritage.
- A secluded site for family and friends to gather.
- Positive contribution to local economy.
- Improve maintenance of physical facilities.

Facilities/Amenities Checklist (check all that apply, list each site separately):
Site Name:_Stone Cellar Guard Station

1. ____Designated developed parking
2. _X__Permanent toilet facility: _____Flush __X__Vault
3. ____Permanent trash receptacle
4. ____Interpretive sign, exhibit or kiosk
5. _X__Picnic tables
6. _X__Security services

Other Amenities: __Garbage Removal, __Paved Access Road, __X_Drinking Water,_X_Information/Directional signs, ___Shower/Bath House, __Tent Pads, ___Electricity, __RV Hookups, _X_Fire Rings/Grills, _X_Other: Propane Heat, Propane Stove, Propane Lights and Propane Refrigerator, Bunk Beds, Kitchen Table, etc

Photo(s):

Map (HIRA's show boundaries and ID amenities):

Setting & General Description (include description of the site, natural resources/features, scenic values, recreational attractions, amenities, current/projected visitation, etc.):
Stone Cellar Guard Station is a remote cabin located just outside the boundary to the La Garita Wilderness area in Saguache Park, an enormous and breathtaking intermountain grassland. Located close to the Continental Divide, this cabin affords visitors seeking solitude and seclusion an opportunity for a real Wilderness experience. The cabin is located in a meadow with Saguache Creek flowing through it, affording visitors excellent fishing right out the back door. In the fall, this cabin would also make a great big game hunting camp. With the addition of a corral, visitors are welcome to bring horses and explore even more of the area's incredible sights. With or without horses, the area offers several nearby trails for hiking or riding.

NRHP Eligibility (Cabins/Structures): _NO Archeologist's concurrence: _X__Y ___N
Comments:_ There are no concerns pertaining to the sites historic significance and SHPO concurrence is not needed prior to inclusion into the recreation rental program or when any work is done on the building.

2. CURRENT AND PROJECTED REVENUES and ANNUAL OPERATION & MAINTENANCE COSTS

Currently, there are no significant revenues associated with this facility. It typically serves as an administrative site and remote bunk-housing for employees working in the Saguache Park/La Garita Wilderness area, though this is rare. Projected revenues and occupancy are based on a comparison of our other rental cabins on the District, scheduled improvements to the facility and future marketability. Because of its remote location, reduced access during seasonal road closures and elevation, this facility is expected to be utilized for at least 6 months out of the year, though it will likely be offered for year-round access to those who could snowmobile, ski or snowshoe into the area.

See Attachment A: Revenue/Cost projection spreadsheet.

3. COST OF BACKLOG WORK NEEDS:

Roads/Parking Areas:	**$_**
Building/Facilities:	**$**_16,780
Water/Waste water Systems:	**$_**
Associated Trails:	**$_**
Signs:	**$_**
Other (list):	**$_**
Total:	**$**_16,780

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Method: NRRS Reservations (Required)

Costs: $0, there are no costs to the Forest for reservations under NRRS

Note: No collection costs are incurred for sites under the National Recreation Reservation Service (NRRS).

5. FEE DETERMINATION PROCESS SUMMARY

Fair Market Value Comparison (compare similar fees at other FS, state, federal, or private recreation sites in the area with similar facilities & services):

Facility type(s): Cabins, Motel, Ranch

Number of facilities compared: 13

Proximity to project area: within 200 miles

Price range: $55 - $450

Selected fee and method: $50.00 nightly
Based on a Fair Market Value comparison of government and privately owned cabin rental operations, the Rio Grande National Forest proposes the following rates for its 8 new cabin rental opportunities and 3 existing cabin rentals (Brewery, Carnero, Ellwood).

Operator	Location	Amenities	Proposed Nightly Fee
Brewery Creek Guard Station	vic. Bonanza, CO	Rustic, Propane Appliances/Hand Pumped Water	$50 (Proposed) $35 (Current)
Carnero Guard Station	vic. Carnero Pass	Rustic, Propane Appliances/Hand Pumped Water	$50 (Proposed) $35 (Current)
Ellwood Cabin	vic. Summitville, CO	Rustic, Propane Lights/Wood Stove/No Water	$50 (Proposed) $20 (Current)
Upper Crossing Guard Station	vic. Saguache, CO	Standard Municipal	$75
Stone Cellar Guard Station	vic. Saguache Park	Rustic, Propane Appliances/Hand Pumped Water	$50
Saguache Bunkhouse	Saguache, CO	Standard Municipal	$50
Alder Creek Guard Station	South Fork, CO	Standard Municipal	$50
Fitton Cabin	vic. Bennett Peak	Rustic, Wood Stove	$50
River Springs Guard Station	vic. Antonito, CO	Standard Municipal	$75
Platoro Cabin #1	Platoro, CO	Standard Municipal	$75
Platoro Cabin #2	Platoro, CO	Standard Municipal	$75

Special economic considerations were made in developing this price structure relative to fair market value, impacts to private operators (competition, capacity, demand, and market segmentation) and impact to local Forest visitors, especially as it relates to the depressed economy of the San Luis Valley. Although the market could easily bear higher rental rates, proposed rental prices have intentionally been set within reason for Valley residents.

Comments: A Fair Market Value comparison of numerous cabin rental operators was conducted in order to determine appropriate fees for current and proposed rental cabins on the Rio Grande National Forest. The only government agency that offers rental cabins within our market segment area (within 200 miles of the Forest) is the U.S. Forest Service. Cabins with little or no amenities (i.e. no drinking water) rent at an average of $50/night. Cabins with significant amenities (i.e. electricity) rent for as much as $150/night. In the private sector, there are relatively few cabin rental operators located in the San Luis Valley; the exception being South Fork. Private rental cabins differ significantly from Forest Service cabins in several ways, most notably that they tend to be resort-like with a number of cabins located within that private property and are almost all located along major highways and offer most standard amenities to highway travelers and vacationers. By comparison, Forest Service Guard Stations tend to be individual cabins located in remote areas of the National Forest well away from many standard services.

6. PLANNED USE OF FEES RETURNED TO SITE (list by priority; include daily O&M if appropriate; add to list if appropriate)

1. Repair tack shed and storage sheds.
2. Replace access ramp on porch.
3. Build an equestrian corral.
4. Install solar lighting.

7. CUSTOMER/PUBLIC INVOLVEMENT MECHANISM TYPES

_____Site Monitoring
_____Customer Survey Card
_____Comment Log / Cabin Guest Book
__X_Newspaper Articles
____Website Listing
____E-mails
____Direct Mail
____Personal Contacts
____On-site Posting
__X_Other (list): County Commissioner Meetings, Congressional Briefings, Fed. Register Notice

See Attachment B: Summary of Public Involvement for details.

8. PUBLIC PARTICIPATION RESULTS

See Attachment B: Summary of Public Involvement for details.

9. ADDITIONAL ATTACHMENTS

List and reference additional information (documents) that can be provided upon request to document this project proposal and the public response.

INFRA Deferred Maintenance
News Releases
Recreation Facility Analysis
Federal Register Notice
Public Comments
Fair Market Value Study
Archaeologist's Report

10. PROJECT SUBMITTAL & CERTIFICATION

Project Submittal:
This recreation site is already, or being submitted for inclusion as, a fee site under the Federal Lands Recreation Enhancement Act (REA). This proposal has been reviewed by representatives on the unit. I understand that any reservations must be made through the NRRS system. I also fully understand and agree to comply with the accounting and reporting requirements necessary to participate in the fee program.

___/S/ Dan Dallas_____ ___5/9/2008_____
Forest Supervisor/ BLM Field Manager Date

Project Certification:
This recreation site is already, or is now forwarded as, a fee site and the proposed fee schedule is forwarded to the RRAC for their review under REA.

*/s/ Paul E. Cruz*_____ May 12, 2008____
Recreation Fee Board Chair Date

BLM Washington Office Review ____Y ____N

RRAC Project Recommendation:
This site and proposed fee schedule is____ / is not____ recommended as a fee site.
This recreation site is already a fee site and the proposed fee schedule is____ / is not____ recommended to the Secretary for acceptance under REA.

_____ _____
Colorado Recreation RAC Chair Date

Project Acceptance:
This site and proposed fee schedule is____ / is not____ accepted as, a fee site.
This recreation site is already a fee site and the proposed fee schedule is____ / is not____ accepted by the Secretary under REA.

_____ _____
Regional Forester/BLM State Director Date