



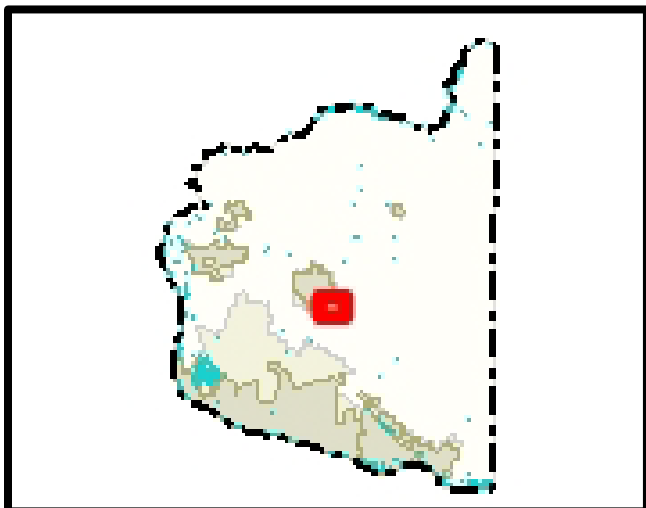
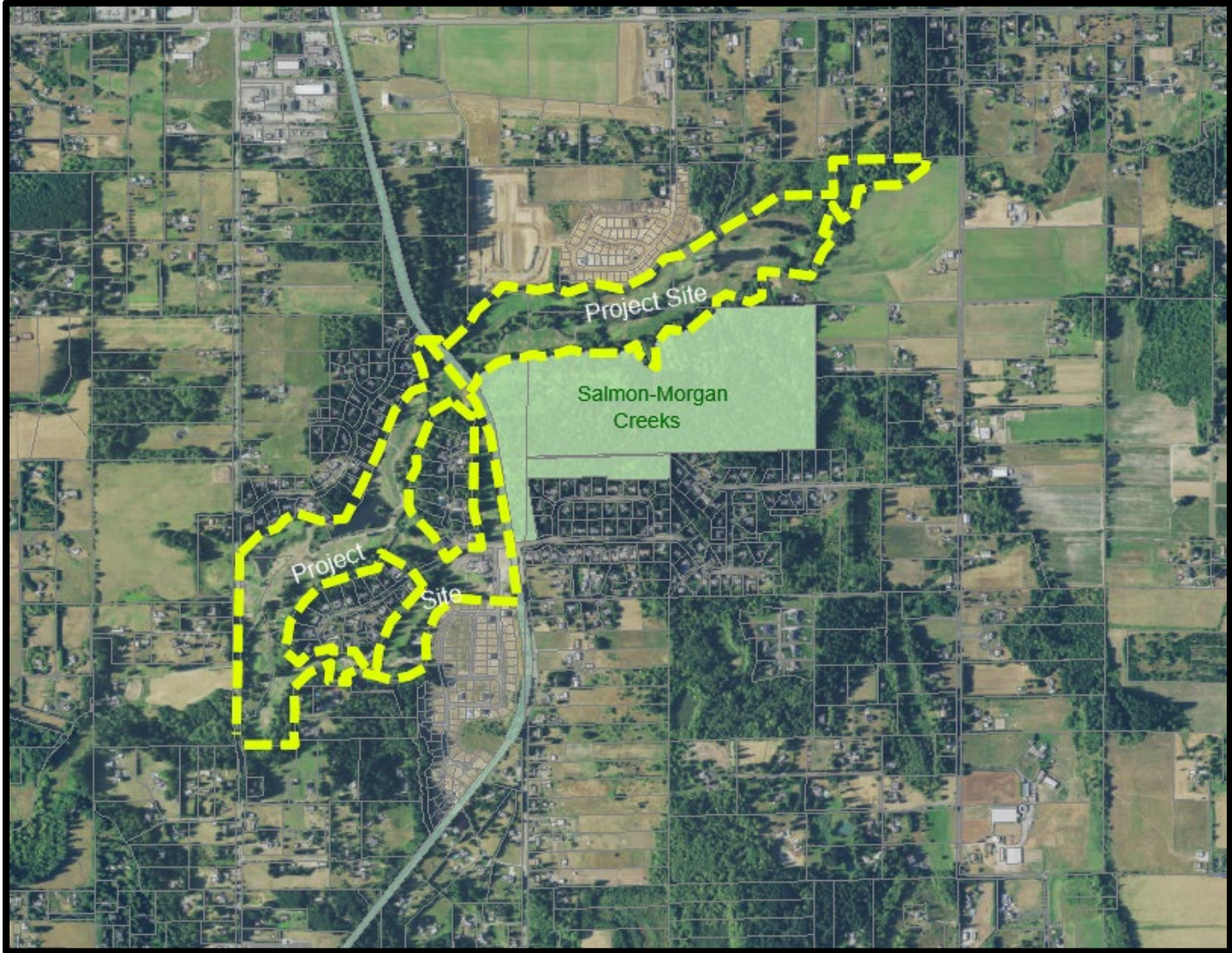
Photos by E. Paul Peloquin

Key Features:

- Establishes a Salmon Creek East greenway and trail.
- Establishes primary trailhead for and key link with the Chelatchie Prairie trail with rail and the Salmon-Morgan Creek Natural Area.
- Provides opportunities for watershed and habitat restoration to support regional water quality and salmon recovery goals
- Supports a variety of city and county comprehensive plans, including *County's Conservation Areas Acquisition Plan, County and City Comprehensive Parks and Recreation Plans, Regional Trails and Bikeway Systems Plan.*

E

Sponsor:	Clark County
Acres:	133.53
Waterfront:	Salmon Creek
Estimated Cost:	\$4,630,700
CF Request:	\$1,553,000
Partner Share:	\$300,000
Grant Potential:	\$1,000,000





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CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: January 5, 2022

PROJECT NAME: Cedars Golf Course

SPONSOR INFORMATION

Organization Name: Clark County Public Works, Parks and Lands Division

Agency Address: 4700 NE 78th Street, Vancouver, WA, 98665

Agency Jurisdiction: Clark County

Contact Name: Patrick Lee

Contact Phone: (564) 397-1652

Contact E-Mail Address: patrick.lee@clark.wa.gov

PROJECT LOCATION

Property Address(es): 15001 NE 181st Street, Brush Prairie, WA 98606. 17911 NE 142nd Avenue, Battle Ground, WA 98604, 15108 NE 181st Street, Battle Ground, WA 98604

Tax Identification Number(s): AP #s 194329000, 119202184, 119202084, 194559000, 194558000, 194571000

Major Street / Intersection Nearest Property Access Point: NE 152nd Avenue and NE 181st Street, Battle Ground.

Property Description (type of land use): The property is 133 acres in size with two miles of frontage along Salmon Creek adjacent to the county's Salmon-Morgan Creeks Natural Area and the Lewis and Clark Railway/Chelatchie Prairie rail with trail corridor. Property includes the golf course, the golf course club house and a maintenance garage.

Section: 11, 12, 14 Township: 3N Range: 2EWM

EXISTING CONDITIONS

Number of Parcels: 6 parcels

Addition: This entire property falls within the City of Battle Ground with a zoning for low density residential. A majority of the property is in the floodway fringe of Salmon Creek, there is a high probability of wetland presence, a large portion of the property is designated priority riparian habitat, and an equally large portion falls within shorelines of statewide significance. The property abuts the county's Salmon-Morgan Creeks Natural Area and is identified as a high value conservation area in the Conservation Areas Acquisition Plan.

Conservation Futures Program – Department of Environmental Service
1300 Franklin St., PO Box 9810, Vancouver, WA 98666-9810 (360) 397-2121



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

Total Project Acres: 133 acres for all six parcels. Four potential alternative acquisition configurations ranging in size from 105 to 133 acres have been developed and shared with the Clark County Council.

Zoning Classification(s): R-3 Residential 3 units per acre

Existing Structures/Facilities (No. / Type): There is a fairly large clubhouse and parking area, an equipment maintenance yard, and some storage structures.

Current use: No

Watershed Name: Salmon Creek

Waterfront Access and type: Salmon Creek flows through the property.

Body of Water: Salmon Creek

Shoreline (lineal ft.): 11,184 (centerline of creek)

Historical / Cultural Features: High probability

Owner Tidelands/Shorelands: The main-stem of Salmon Creek and some of the adjacent floodplain may be considered waters of the state and managed by the State Department of Natural Resources.

Active Agriculture; Currently leased for agriculture

Threatened / Endangered species present: Steelhead and Coho Salmon are known to occur in Salmon Creek. Priority habitat and species include fish habitat stream, riparian habitat and a biodiversity area and corridor.

Utilities on property (list all known): CPU water. Battle Ground sewer. Parcels are in the Battle Ground School District Garbage pick-up provided by Waste Connections. Fire protection provided by Clark County Fire District 3.

Potable water available on site: Well; Water Service; Is there a water right? Yes

SITE DESCRIPTION

A majority of the property is in the floodway fringe of Salmon Creek, there is a high probability of wetland presence, a large portion of the property is designated priority riparian habitat, and an equally large portion falls within shorelines of statewide significance. The property abuts the county's Salmon-Morgan Creeks Natural Area and is identified as a high value conservation area in the Conservation Areas Acquisition Plan.

PROPOSED DEVELOPMENT IMPROVEMENTS Acquisition only. However, as an active golf course there are golf cart paths that lend themselves to trail use. Property abuts both the Salmon-Morgan Creeks Natural Area and the Chelatchie Prairie Rail with Trail Corridor. Acquisition could provide excellent trailhead opportunities for these facilities. Site also lends itself to habitat restoration projects that could help to address water quality impairments in Salmon Creek and support salmon recovery.

PROPOSED USES ON SITE: Project is acquisition only. Once acquisition is secured, trailhead opportunities should be explored so that immediate recreation use of the property could be facilitated. The property has the potential to evolve much like the Salmon Creek Greenway in the Hazel Dell, Felida, Salmon Creek area.

PROJECT PARTNERS:

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For purchase, list names: Clark County Parks and Lands, Clark County Clean Water, grants through the State Recreation and Conservation Office.

For use of site, list names: Clark County Parks and Lands, Clean Water, volunteer groups. RCO grants.

TYPE OF INTEREST:

Warranty Deed: Yes Easement:

Other (please describe):

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: \$4,630,000 for the entire property. But, landowners are willing to consider partial acquisition by the county.

Estimate Based on: Assessed valuation

Will other agencies/groups contribute to project? Yes No

Clark County Clean Water Program. Project may also be eligible for RCO grant funding.

Name of Contributor: Clean Water Program

Amount of Contribution: \$300,000.

Potential Grants: \$1,000,000.

Total Estimated Request from Conservation Futures: \$1,553,000. Volunteer groups could contribute to improvement of the property.

Attach separate sheet with all anticipated:

Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions

Expenses for project, including permits, fees, staff time,

PROJECT MAINTENANCE PLAN

County will maintain the property with Legacy Lands maintenance funding until such time as the trail is developed. Long term, it may make sense to transfer ownership and maintenance responsibilities to the City of Battle Ground.



Cedars Golf Course	
Evaluation Criteria	Comments
Adopted Plan Conformance	Conservation Areas Acquisition Plan, Regional Trail and Bikeway System Plan. Chelatchie Prairie Rail with Trail Plan.
Existing/Potential Recreation Value	The project provides an opportunity to establish a Salmon Creek Greenway East which can accommodate immediate public use. Golf course use will be discontinued. Management will emphasize low impact recreation, habitat and water quality restoration. Existing golf cart paths could be adapted for trail use. The project is a priority for the City of Battle Ground.
Enhance value of abutting/proximate parks and conservation lands	Both the Salmon-Morgan Creeks Natural Area and the Chelatchie Prairie Rail with Trail Corridor abut the golf course. Access to Salmon-Morgan Creeks is interior to the Cedars residential neighborhood and its increasing popularity is causing conflicts with neighbors. A trailhead external to the neighborhood is needed and could be provided via this acquisition. This trailhead could also service the Chelatchie Prairie trail corridor.
Agriculture/forest resource value	Limited existing value. If acquired, the property would be strongly competitive for a variety of riparian, wetland, and reforestation grants and volunteer contributions.
Protected habitat and species value	Salmon Creek courses 2 miles through the project site with extensive riparian habitat associated with it. Much of the project site is within a designated biodiversity area and corridor. Salmon Creek supports endangered salmon and steelhead populations.
Available access	Ultimately, a trailhead will need to be constructed. On an interim basis it may be possible to execute an agreement with the landowner to use the Cedars Golf Course Clubhouse parking area as a trailhead.
Threat/non—availability in five years	The landowner does not wish to continue operating the golf course. Zoning is low density residential and it is likely that the property will be sold or converted to other uses in the next five years.
Partnership contributions	Clean Water will contribute \$300,000 to the acquisition. The project should be competitive for a variety of grant opportunities both for the acquisition and subsequent stewardship and improvement activities.
Proximity to underserved populations	See demographics table. The project is entirely within the Battle Ground city limits.
Geographic distribution	See 2017 and 2021 Geographic Distribution Map
Readiness for public use	If we are able to develop an agreement for the interim trailhead, the site is ready for public use.