

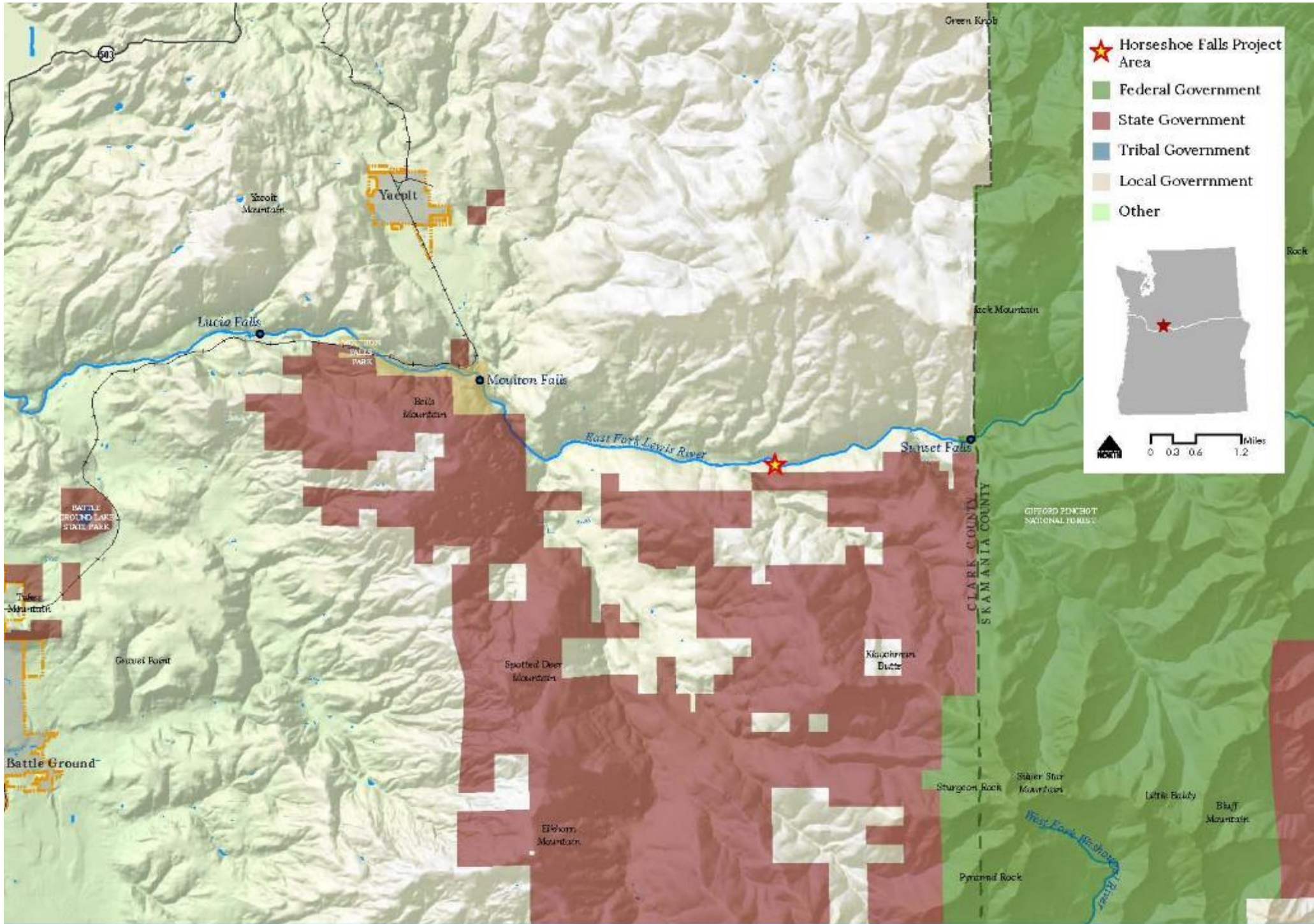
East Fork Lewis River – Horseshoe Falls

“Preservation of the falls and the safety of the fish holding below it has population-scale implications greater than any other single location in the entire watershed”

- Clark-Skamania Flyfishers

- 21 acres & .5 miles of East Fork Lewis River
- Critical for federally threatened summer steelhead
- 60% of funding already secured from non-county sources
- Enables education and ongoing research
- Aligns with Clark County Comprehensive Plan and Lower Columbia Salmon Recovery Plan
- Columbia Land Trust responsible for management







 Horseshoe Falls Project Area

 Clark County Parcels (2019)



 0 0.0050.01 0.02 Miles



proud past, promising future

CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: 12/31/2020

PROJECT NAME: East Fork Lewis River - Horseshoe Falls Conservation

SPONSOR INFORMATION

Organization Name: Columbia Land Trust

Agency Address: 850 Officers' Row, Vancouver, WA 98661

Agency Jurisdiction: Lower Columbia River region

Contact Name: Nathan Ulrich

Contact Phone: 360-696-0131

Contact E-Mail Address: nulrich@columbialandtrust.org

PROJECT LOCATION

Property Address(es): 36205 NE Sunset Falls Rd Yacolt, WA 98675

Tax Identification Number(s): 248960000, 248925000, 248694000

Major Street / Intersection Nearest Property Access Point: Accessible from NE Sunset Falls Rd

Property Description (type of land use): Forestland with residence

Section: 22 Township: 4 Range: 4

EXISTING CONDITIONS

Number of Parcels: 3

Addition:

Total Project Acres: 21

Zoning Classification(s): DFL

Existing Structures/Facilities (No. / Type): 2 / rustic cabins

Current use: Residential and forestland

Watershed Name: East Fork Lewis River Watershed

Waterfront Access and type: Shoreline access to East Fork Lewis River, including Horseshoe Falls

Body of Water: East Fork Lewis River

Shoreline (lineal ft.): 2,470 Lineal Feet

Historical / Cultural Features: Cultural resources evaluation is needed to determine features

Owner Tidelands/Shorelands: Marjorie English and Lori Matthews

Active Agriculture; Currently leased for agriculture

Threatened / Endangered species present: Federally threatened summer steelhead

Utilities on property (list all known): Electricity

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.

Potable water available on site: Well (Spring); Water Service; Is there a water right?

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition): The Horseshoe Falls project site consists of forested riparian and forested upland straddling Horseshoe Falls, the last remaining unprotected waterfall on the upper East Fork Lewis River. The 21.3-acre property includes 2,470 linear feet of river frontage on the East Fork Lewis River, the entirety of which is ranked Tier 1 (highest conservation priority) by the Lower Columbia Fish Recovery Board as the most important for preservation and restoration of federally threatened summer steelhead in the entire East Fork Lewis system.

PROPOSED DEVELOPMENT IMPROVEMENTS: Gate at entry point

PROPOSED USES ON SITE: Managed public access for educational and scientific purposes, including access by WA DFW for summer steelhead monitoring.

PROJECT PARTNERS:

- For purchase, list names: Columbia Land Trust
- For use of site, list names: Columbia Land Trust, WA Department of Fish and Wildlife

TYPE OF INTEREST:

Warranty Deed: **Yes** Easement: **No**

Other (please describe):

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: \$647,869

Estimate Based on: Columbia Land Trust anticipated project cost (budget estimate attached)

Will other agencies/groups contribute to project? Yes No

Name of Contributor: Washington Salmon Recovery Funding Board / Friends of the East Fork Lewis River

Amount of Contribution: SRFB: \$337,869 / Friends of the East Fork: \$50,000

Total Estimated Request from Conservation Futures: \$260,000

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- 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 (brief summary of maintenance approach): Maintenance priorities include improving the quality of forested riparian habitat through invasive species control and replanting of native species; cleanup of unused infrastructure located on the property; and providing new infrastructure for managed public access to Horseshoe Falls. Managed access is intended to prevent poaching of protected steelhead that pool at the base of the falls.





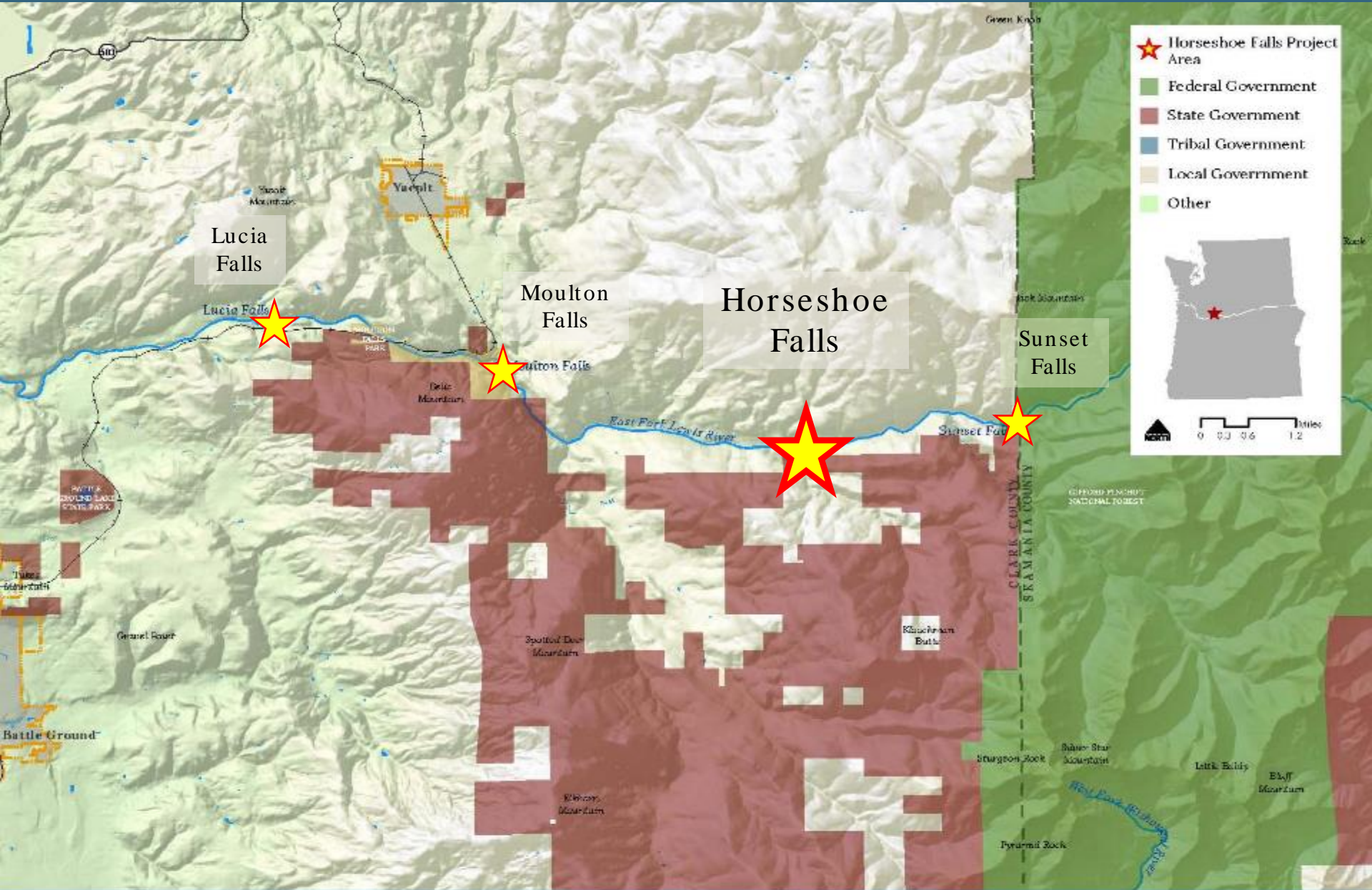
Columbia Land Trust

CONSERVING THE NATURE YOU LOVE

Horseshoe Falls Clark County Conservation Futures



Horseshoe Falls Conservation Locator Map





Goal:


Conserve the 21-acre Horseshoe Falls property: core critical habitat for federally threatened wild summer steelhead.

Objectives:

1. Purchase fee title to 3 parcels owned by 2 landowners.
2. Manage the property to improve watershed processes and control weeds.
3. Enable new educational opportunities, public access, and continued research with Washington Department of Fish and Wildlife.



Horseshoe Falls Conservation Goal and Objectives



“Preservation of the falls and the safety of the fish holding below it has population-scale implications greater than any other single location in the entire watershed”

- Clark- Skamania Flyfishers



Horseshoe Falls Conservation Site Map



Horseshoe Falls Project Area

- Horseshoe Falls Project Area
- Clark County Parcels (2019)

0 0.0050.01 0.02 Miles









Horseshoe Falls Conservation Stewardship





Budget:

Land (3 parcels, 2 landowners):	\$520,000
Transaction:	\$128,000
Total:	\$648,000

Funding:

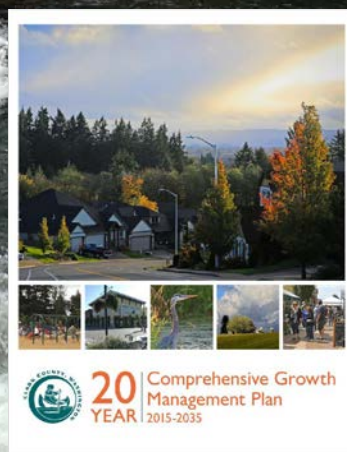
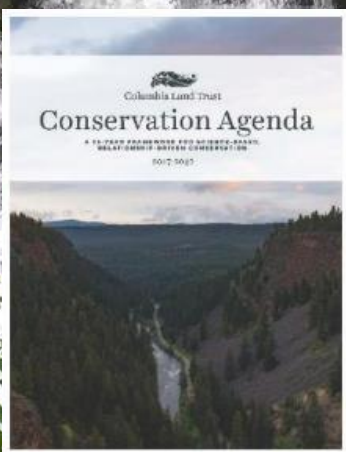
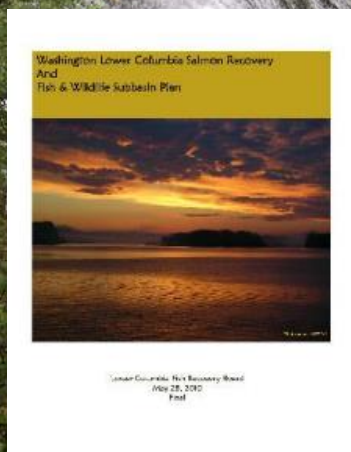
Washington Salmon Recovery Funding Board:	\$338,000	(secured)
Friends of the East Fork Lewis River:	\$50,000	(pledged)
Clark County Conservation Futures:	\$260,00	(applied)

60% From Partners



Horseshoe Falls Conservation Planning and Support

Lower Columbia Salmon Recovery Funding Board
 Washington Department of Fish and Wildlife
 Clark-Skamania Flyfishers
 Friends of Clark County
 Friends of the East Fork Lewis River





Thank you !
Questions?





Clark County Conservation Futures Scoring Criteria Response

Horseshoe Falls Conservation Acquisition

1. This project is aligned with five local, regional and federal planning documents: 1) the Clark County Comprehensive Plan which seeks “no net loss of habitat functions and values within designated habitat areas... for present and future generations...,” the 2). Clark County Conservation Areas Acquisition Plan, which specifies that the County and Columbia Land Trust should conserve places that support ESA listed species and public recreation, 3). the Lower Columbia Fish Recovery Board’s East Fork Lewis River sub-basin plan, under which this project is a Tier 1 priority action (the highest priority), 4). Columbia Land Trust’s Conservation Agenda, and 5) the federal Recovery Plan for Lower Columbia River Coho Salmon, Lower Columbia River Chinook Salmon, Columbia River Chum Salmon, and Lower Columbia River Steelhead.

2. The project conserves 21 high-priority acres and .5 miles of shoreline along the East Fork Lewis River. Because it is privately owned, the site is not currently open to the public. The vision for this site is to provide safe public access to this scenic and ecologically important location. The project will enable new educational opportunities, public access, and continued research opportunity to support federally threatened Lower Columbia River Steelhead that utilize the site with Washington Department of Fish and Wildlife.

3. Of the four major falls on the East Fork, it is the only one that is not in permanent conservation ownership. The other three are Lucia, Moulton, and Sunset falls, and all have been conserved to protect wildlife habitat and public access. This acquisition would complete the long-held vision for conservation of a chain of connected scenic water falls along the East Fork. The Horseshoe Falls property is also immediately adjacent to Washington Department of Natural Resources owned land to the south. That connectivity provides a key opportunity for trail connectivity between this site and the other protected waterfalls.

4. The project is not envisioned as an agricultural project and its forests will not be managed for timber income. Conservation of productive, healthy riparian and aquatic habitat does support the County’s agricultural production by ensuring that natural lands and working lands both thrive.

5. Conservation of Horseshoe Falls is described as having “population-scale implications greater than any other single location in the entire watershed” for federally threatened summer steelhead (Clark-Skamania Flyfishers). Each summer it hosts hundreds of wild summer steelhead that pool at the bottom of the falls before they proceed up river to spawn once flows decrease. WDFW maintains a fish monitoring station at the site in order to track the health of the steelhead population and recovery progress in general. Conservation of the site was the highest ranked funding priority for the Lower Columbia Fish Recovery Board in 2020 due to this importance (in a region that spans the entire Lower

Columbia system in Washington from the White Salmon River to the mouth of the Columbia). In addition, WDFW has designated the East Fork a wild fish gene bank due to its high quality habitat. Protecting this site will help to ensure that this productive important system remains viable for wild fish into the future.

6. The project site is located immediately off of NE Sunset Falls Rd, making it accessible via paved road with any passenger vehicle. It is located approximately 50 minutes from downtown Vancouver.

7. The landowners have communicated their urgent desire to sell the property. They share a conservation vision for its future but also rely on the property for its revenue potential and have indicated that if it cannot be sold for conservation in 2021, they will pursue other private sales that maximize its value. This site is an urgent priority for funding; the opportunity for its conservation is now, and will be lost if not taken at this time.

8. The total anticipated budget for this acquisition is just under \$650,000. As noted, \$338,000 has already been committed to the project by the Lower Columbia Fish Recovery Board where this project was the highest ranked project in 2020 for the entire Lower Columbia River Region. In addition, \$50,000 has been pledged by Columbia Land Trust. The \$260,000 funding request to Conservation Futures represents 40% of the total project cost. The largest share of the funding will come from state sources, while the largest gain is for the people and wildlife of Clark County.

In addition, Columbia Land Trust will complete initial stewardship work to get the property on a long term trajectory toward even better habitat. Priorities include planting greater conifer cover and species diversity, controlling weeds, and general site clean-up. The project has received expressed support and anticipates partnership from Washington Department of Fish and Wildlife, Clark-Skamania Flyfishers, Friends of Clark County, and Friends of the East Fork Lewis River.

The long term vision is for Columbia Land Trust to acquire and complete initial stewardship of the site, then transfer ownership to the County or another public entity with greater capacity for managing public access in a manner that protects important natural resource and habitat values.

9. Because it is accessible directly from Sunset Rd., the site has safe connectivity from almost anywhere in the County. Because there are not bus routes to this location, it does currently require vehicle access.

10.

11. The current timeline for completing the acquisition anticipates closing approximately at the end of 2021. It is important to note that in addition to the planned stewardship work that would take place before general public use could begin, the seller of the parcel with the residence is interested in conveying the property while retaining either a life estate or a leaseback option. These options would allow a member of the seller's family to continue living on the property for a specified period of time. The exact form of such an arrangement, if any, would be negotiated once the appraisal of the property is complete. Long term, the residence would be removed enabling general public access at the site.

In the meantime, because the residence is not located in a location that impacts water quality or fisheries habitat, we do not see this approach as negatively impacting the conservation values and, in fact, the landowner has helped protect the fisheries resource by monitoring for poachers at the falls. Columbia Land Trust envisions transferring the property to the County or other public entity once initial

stewardship work is complete and protocols and/or infrastructure for safe, compatible public access are in place.