



**Sponsor:** Clark County

**Acres:** 15

**Waterfront:** East Fork Lewis River

**Estimated Cost:** \$192,060



**CF Request:** \$192,060

**Partner Share:** NA

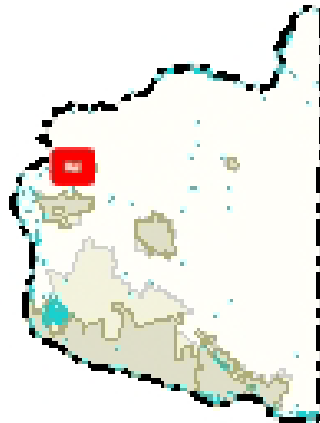
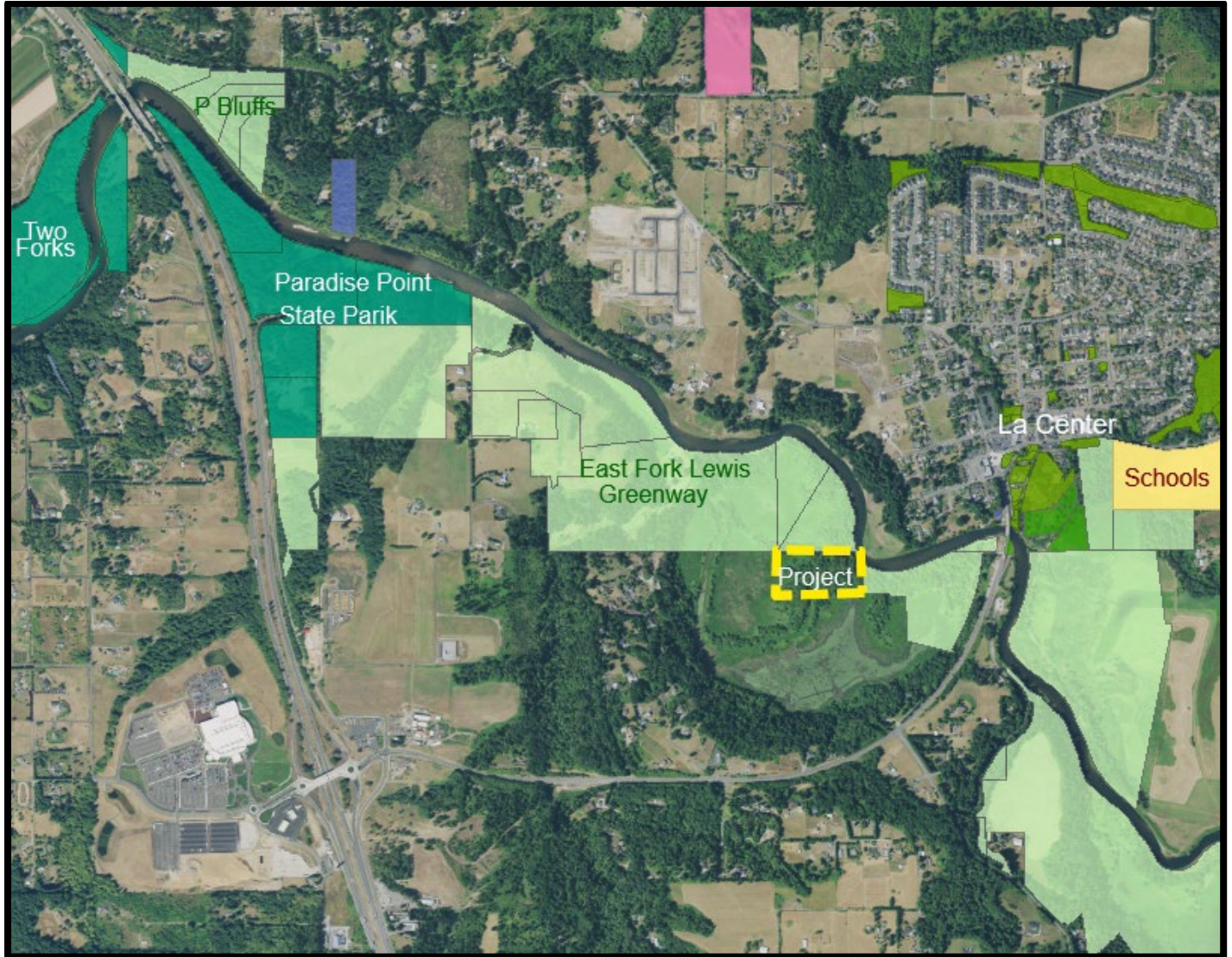
**Grant Potential:** NA

Photos by E. Paul Peloquin

### Key Features:

- Acquires the only privately-owned East Fork Lewis River shoreline between La Center Road and Paradise Point State Park
- Provides the opportunity to fully align the East Fork Lewis River Greenway Trail between La Center Road and Paradise Point State Park
- Lower Columbia Estuary Partnership is designing a habitat restoration project that supports regional salmon recovery efforts
- Supports a variety of county and regional plans, including County's *Conservation Areas Acquisition Plan*, *County Comprehensive Parks and Recreation Plans*, *Regional Trails and Bikeway Systems Plan*, *Lower Columbia Fish Recovery Board's East Fork Lewis River Salmon Habitat Restoration Plan*, *Department of Ecology's East Fork Lewis River Water Quality Partnership*.







# Conservation Futures Project Application / Summary FUNDING CYCLE 2021

**SUBMITTAL DATE:** January 5, 2022

**PROJECT NAME:** La Center Bottoms Addition

## **SPONSOR INFORMATION**

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

Agency Address: 4700 NE 78<sup>th</sup> 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): AP #209285000 – 32016 NW La Center Road, Ridgefield, WA, 98642

AP #209297000 – No site address. Immediately adjacent to 209285000

Tax Identification Number(s): Portions of AP #s 209285000, 209297000

Major Street / Intersection Nearest Property Access Point: 32016 NW La Center Road, but project site is best accessed from the La Center Road bridge over the East Fork Lewis River

Property Description (type of land use): One single family residence on upland portions of the Assessor's parcels adjacent to La Center Road. Project site is floodplain wetland

Section: 3 Township: 4N Range: 1EWM

## **EXISTING CONDITIONS**

Number of Parcels: Portions of 2 parcels

Addition: Adds to East Fork Lewis Greenway Total Project Acres: 15 acres

Zoning Classification(s): Agriculture -20

Existing Structures/Facilities (No. / Type): One single family residence and an outbuilding on upland portions of the Assessor's parcels. However, project site is undeveloped.

Current use: No

- Watershed Name: East Fork Lewis River
- Waterfront Access and type: East Fork Lewis is the northern boundary of the project site
- Body of Water: East Fork Lewis River
- Shoreline (lineal ft.): 210 feet
- Historical / Cultural Features: Moderate-High probability



Owner Tidelands/Shorelands: Project site is privately owned, but it is the last segment of privately-owned East Fork Lewis River shoreline between La Center Road and Paradise Point State Park. It is possible that the floodplain portion may be considered a “Water of the State” within Department of Natural Resources jurisdiction.

Active Agriculture;  Currently leased for agriculture

Threatened / Endangered species present: Chinook, Chum, Coho, Summer and Winter Steelhead. Project site is part of a State-Designated Watchable Wildlife Area

Utilities on property (list all known): CPU water. Parcels are in La Center School District Garbage pick-up provided by Waste Connections. Fire protection provided by Clark-Cowlitz Fire and Rescue.

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

**SITE DESCRIPTION** (Discuss physical characteristics of proposed acquisition): Project site is primarily a floodplain wetland dominated by reed canarygrass but including some year-round ponds and stands of willow and Oregon Ash. Priority habitat and species designations include Biodiversity and Habitat Corridor and Waterfowl Concentrations. Site is a part of a state-designated Watchable Wildlife Area. Shoreline Master Plan designation is “Natural.” Conservation Areas Acquisition Plan identifies the site as a high value conservation area.

**PROPOSED DEVELOPMENT IMPROVEMENTS:** Salmon habitat restoration. At some point in the future the East Fork Lewis Greenway Trail may be aligned through the project site.

**PROPOSED USES ON SITE:** Project is acquisition only. However, Salmon Habitat Restoration and a public trail are anticipated in the future.

**PROJECT PARTNERS:**

For purchase, list names: Clark County Legacy Lands. Potential RCO grants (Salmon, WWRP)

For use of site, list names: Lower Columbia Estuary Partnership, Bonneville Power Administration, RCO grants. LCEP is currently preparing salmon habitat restoration designs funded by BPA.

**TYPE OF INTEREST:**

Warranty Deed: Yes Easement:

Other (please describe): While statutory warranty deed is preferable, conservation and public access easements may be considered.

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$192,060



Estimate Based on: 2015 Appraisal adjusted for inflation

Will other agencies/groups contribute to project?  Yes  No

Name of Contributor:

Amount of Contribution:

Total Estimated Request from Conservation Futures: \$192,060

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): Legacy Lands maintenance by county.



<b>La Center Bottoms Addition</b>	
<b>Evaluation Criteria</b>	<b>Comments</b>
Adopted plan conformance	Conservation Areas Acquisition Plan, County Parks Recreation and Open Space Plan, Regional Trails and Bikeway System Plan , Lower East Fork Lewis River Aquatic Habitat Enhancement Plan , East Fork Lewis River Water Cleanup Plan.
Existing/potential recreation value	Acquisition facilitates alignment of the East Fork Lewis River Greenway Trail, between La Center Road and Paradise Point State Park. Site is within a state-designated watchable wildlife area. See habitat and access criteria for additional information.
Enhance value of abutting and proximate parks and conservation areas	Acquires the only private shoreline inholding along the East Fork Lewis River between La Center Road and Paradise Point State Park.
Agriculture/forest resource value	Site is primarily floodplain wetland with some ash/willow stands
Protected habitat and species value	The East Fork Lewis River supports five endangered salmonid runs (Chinook, Coho, Chum, Summer and Winter Steelhead). The site is within a WDFW- designated biodiversity area and corridor, a waterfowl concentration area and has extensive riparian habitat
Available access	There is a developed trailhead next to the La Center Road Bridge and a four-foot wide earthen trail that takes you to the project site.
Threat/non-availabiity in 5 years	This is a highly constrained site, located mostly in the floodway with some floodway fringe. Threat of conversion is low.
Partnership contributions	The Lower Columbia Estuary Partnership is designing a salmon-habitat restoration project for the site and adjacent county property. Making the trail connection between downtown La Center and the Ilani Casino is a high priority for the City of La Center. Neither LCEP nor the City is contributing to the acquisition. However, the LCEP design is being supported with Bonneville Power Administration revenue and would be a strong candidate for construction funding, once the design is approved.
Proximity to underserved populations	See demographics table.
Geographic distribution	See 2027 and 2021 geographic distribution map
Readiness for public use	The existing trail will need to be extended through the project site.