



Sponsor: Clark County

Acres: 700

Waterfront: Lacamas Creek

Estimated Cost: \$15,798,104



CF Request: \$250,000

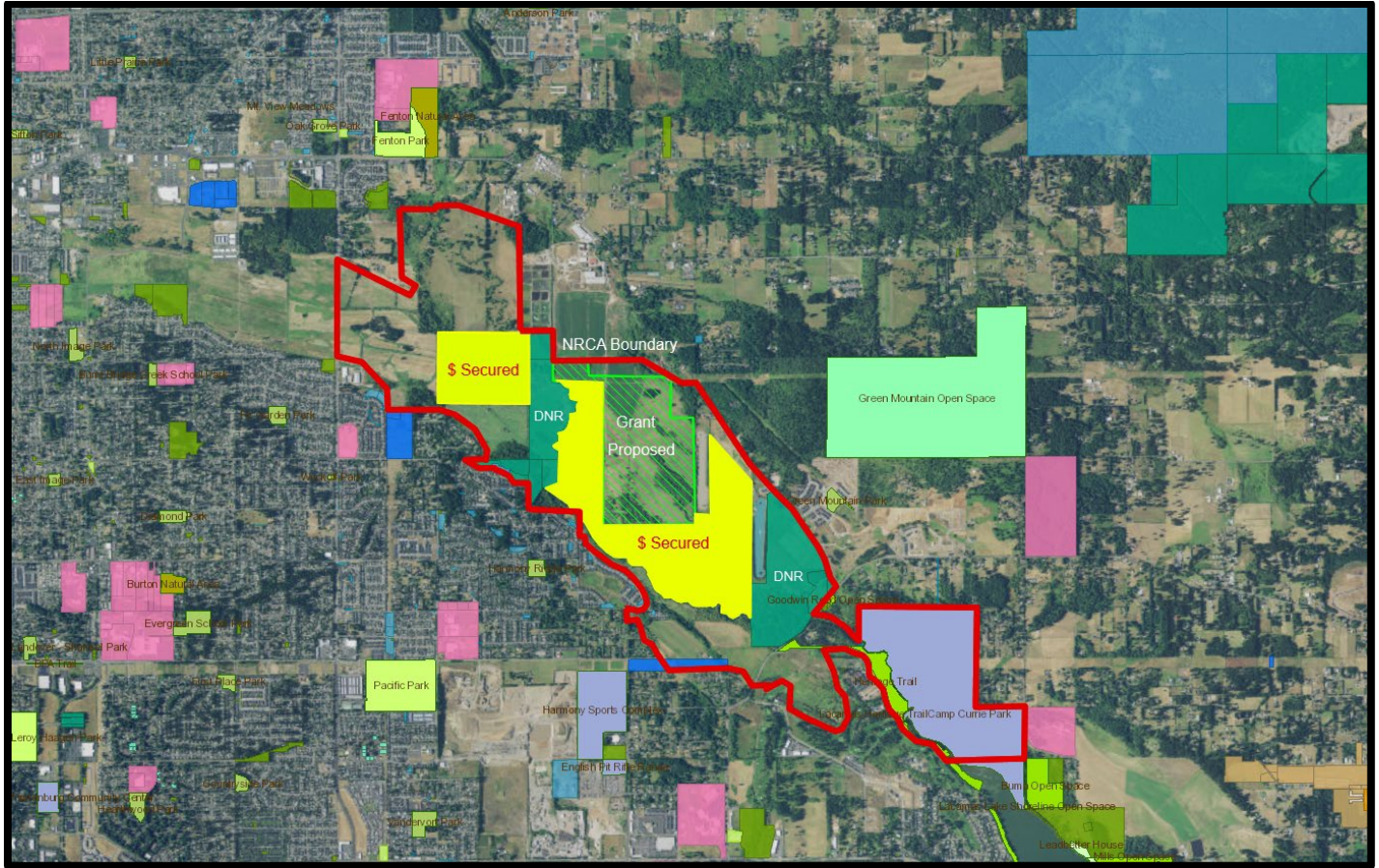
Partner Share: \$15,548,104

Grant Potential: \$15,548,104

Key Features:

- Conserves habitat for one federally endangered plant species, seven state sensitive species and one rare animal species.
- Conserves a key part of a watershed that feeds a protected, rare remnant of Willamette Valley wet prairie, which is the only example of its size and quality in Washington.
- DNR will restore the oak and stream bank forest and wet prairie and will enlarge the protected habitat.
- Provides the opportunity to fully align the Lake to Lake Trail between Camas and Vancouver
- 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*, and *Lacamas Prairie Natural Resources Management Plan*.







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CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: February 20, 2021

PROJECT NAME: Lacamas Prairie Natural Area

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): No site address

Tax Identification Number(s): AP #s 115310000, 115350000, 115360000, 115362000, 115410000, 115420000, 115430000, 115440000, 115450000, 115460000, 115480000, 115490000, 115491000, 115500000, 115510000, 115520000, 115530000, 115540000, 115541000, 115550000, 115560000, 115570000, 115580000, 115581000, 115590000, 115591000, 115595000, 115600000, 159115000, 159327000, 159364000, 168829000, 168830000, 168831000, 169904000, 169042000, 171912036, 171915000, 172238000, 172345000, 172347000

Major Street / Intersection Nearest Property: NW of the intersection of Ingle Road and Goodwin Road, Southeast of the intersection of NE 162nd Avenue and NE Fourth Plain Boulevard.

Property Description (type of land use): All parcels are part of the Anderson Dairy landholdings and have been historically used for agriculture/grazing. Most of the parcels are undeveloped, although a few have barns and outbuildings used for the dairy operation. A few also have residences. Agricultural wetlands are present on many parcels and portions of many parcels are in the Lacamas Creek floodway and flood fringe.

Section: 13, 24 Township: 2N Range: 2EWM; Sections 17, 18, 19, 20 Township 2N Range 3EWM

EXISTING CONDITIONS

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.

Number of Parcels: 41 parcels

Addition: In 2007, the Department of Natural Resources established the Lacamas Prairie Natural Resources Conservation Area/Natural Area and commenced the process of acquiring land to re-establish a wet prairie ecosystem. To date DNR has aggregated about 200 acres with additional acquisitions pending.

Total Project Acres: Approximately 700 acres are identified as priorities for inclusion in the Natural Area.

Zoning Classification(s): 28 parcels have Agriculture-20 zoning. 12 parcels have Rural Residential R-5 or R-10 zoning. 1 parcel has Mixed Use zoning.

Existing Structures/Facilities (No. / Type): 11 parcels have structures on them. Many are associated with the dairy operation. A few have residences. Assessed building value of the parcels range from \$71,613 to \$1,855,779

Current use: Agriculture zoning and agriculture current use.

Watershed Name: Lacamas Creek

Waterfront Access and Type:: The project site has direct frontage on Lacamas Creek and many tributaries including: Fifth Plain Creek, Big Ditch Creek and Spring Branch Creek.

Body of Water: Lacamas Creek and tributaries noted above

Shoreline (lineal ft.): Lacamas Creek – 27,213; Fifth Plain Creek – 1,164; Big Ditch Creek – 4,468; Spring Branch Creek – 7,631

Historical / Cultural Features: Moderate to high archaeological probability

Owner Tidelands/Shorelands: Shoreline designation is primarily Rural Conservancy Resource Land with some Urban Conservancy along the fringes of major roads.

Active Agriculture; Currently leased for agriculture

Threatened / Endangered species present: Priority habitat and species include riparian habitat, wood duck habitat and oak woodland. Streams are considered fish-bearing. The site is identified as a high value conservation area in the Conservation Areas Acquisition Plan.

Utilities on property (list all known): Camas water. No sewer. Fire District 5. Evergreen School District Garbage pick-up provided by Waste Connections.

Potable water available on site: Well; Water Service; Is there a water right? Likely, but not confirmed.

SITE DESCRIPTION

Most of the parcels are undeveloped, although a few have barns and outbuildings used for the dairy operation. Property includes a manure management system. A few parcels have residences.

PROPOSED DEVELOPMENT IMPROVEMENTS

Restoration of wet prairie habitat and management of white oak habitat. At some point the Lake to Lake Trail will likely be aligned through the project site.

PROPOSED USES ON SITE: Project is acquisition only for habitat restoration and management purposes

PROJECT PARTNERS:

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Department of Natural Resources Natural Areas Program. Much of the acquisition funding comes from the WWWRP Natural Areas grant program through the state Recreation and Conservation Office. County participation would likely be only to provide gap funding for key acquisitions

For use of site, list names: DNR, RCO grants

TYPE OF INTEREST:

Warranty Deed: Yes Easement:

Other (please describe):

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: 15,798,104

Estimate Based on: Assessed valuation

Will other agencies/groups contribute to project? Yes No

Name of Contributor: Department of Natural Resources and RCO grants

Total Estimated Request from Conservation Futures: \$250,000. This is only to provide gap funding for key acquisitions until such time as DNR is able to aggregate sufficient resources to complete the acquisition.

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

DNR will maintain the property.



Lacamas Prairie Natural Area	
Evaluation Criteria	Comments
Adopted Plan Conformance	Conservation Areas Acquisition Plan, Regional Trails and Bikeway System Plan, Department of Natural Resources Lacamas Prairie Natural Area Plan.
Existing/Potential Recreation Value	Limited because DNR is still assembling the core of the Natural Area. Volunteers are working to help restore habitat, but proactive efforts to increase public use are being deferred.
Enhance value of abutting/proximate parks and conservation lands	The Lake to Lake Regional Trail should be aligned through the project site once assembly is completed. Primary management objectives include restoring wet prairie habitat and managing the oak stands, educating people about native ecosystems and scientific research.
Agriculture/forest resource value	Much of the land DNR is assembling is the Anderson Dairy pasture between Goodwin Road and NE 162 nd Avenue. Covering a huge area (700 acres) the project connects the Lacamas Heritage Trail Corridor, Camp Currie, and Green Mountain with Burnt Bridge Creek.
Protected habitat and species value	Virtually the entire project site is designated riparian habitat with 7.5 miles of creek frontage in the Lacamas Creek system. The site is prime wood duck habitat with patches of white oak habitat. The site supports one federally endangered plant, seven state sensitive species and one rare bird.
Available access	DNR uses ranch roads for management of the site. The Lacamas Heritage Trailhead at Goodwin road is the nearest trailhead, but private property needs to be crossed to access the natural area.
Threat/non—availability in five years	It is only recently that successors of the Anderson Dairy have begun to discuss sale of significant portions of the property to DNR. Zoning is largely Agriculture-20 with some Rural residential 5-acre and 10-acre and one mixed use parcel. Dairy successors are reserving some areas along major roads for urban development.
Partnership contributions	DNR is the lead on assembling the natural area. Funding comes primarily through Recreation and Conservation Office grants. Any contributions from Conservation Futures would be used by Clark County, cities or non-profit nature conservancy organizations to make critical acquisitions that complement the DNR effort.
Proximity to underserved populations	See demographics table
Geographic distribution	See 2017 and 2021 Geographic Distribution Map
Readiness for public use	Trailhead and public use improvements will need to be constructed to allow public access.