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CLARK COUNTY
WASHINGTON

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 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): 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.

